

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2006 Assessment Roll

**Area Name / Number:** Medina/Clyde Hill / 33

**Previous Physical Inspection:** 2002

**Improved Sales:**

Number of Sales: 657

Range of Sale Dates: 1/2003 - 12/2005

**Sales – Improved Valuation Change Summary**

	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2005 Value</b>	\$561,600	\$589,200	\$1,150,800	\$1,264,300	91.0%	19.14%
<b>2006 Value</b>	\$617,300	\$621,900	\$1,239,200	\$1,264,300	98.0%	18.55%
<b>Change</b>	+\$55,700	+\$32,700	+\$88,400		+7.0%	-0.59%
<b>% Change</b>	+9.9%	+5.5%	+7.7%		+7.7%	-3.08%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.59% and -3.08% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2005 or any existing residence where the data for 2005 is significantly different from the data for 2006 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2005 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

**Population - Improved Parcel Summary:**

	Land	Imps	Total
<b>2005 Value</b>	\$701,600	\$624,200	\$1,325,800
<b>2006 Value</b>	\$771,300	\$661,100	\$1,432,400
<b>Percent Change</b>	+9.9%	+5.9%	+8.0%

Number of one to three unit residences in the Population: 4217

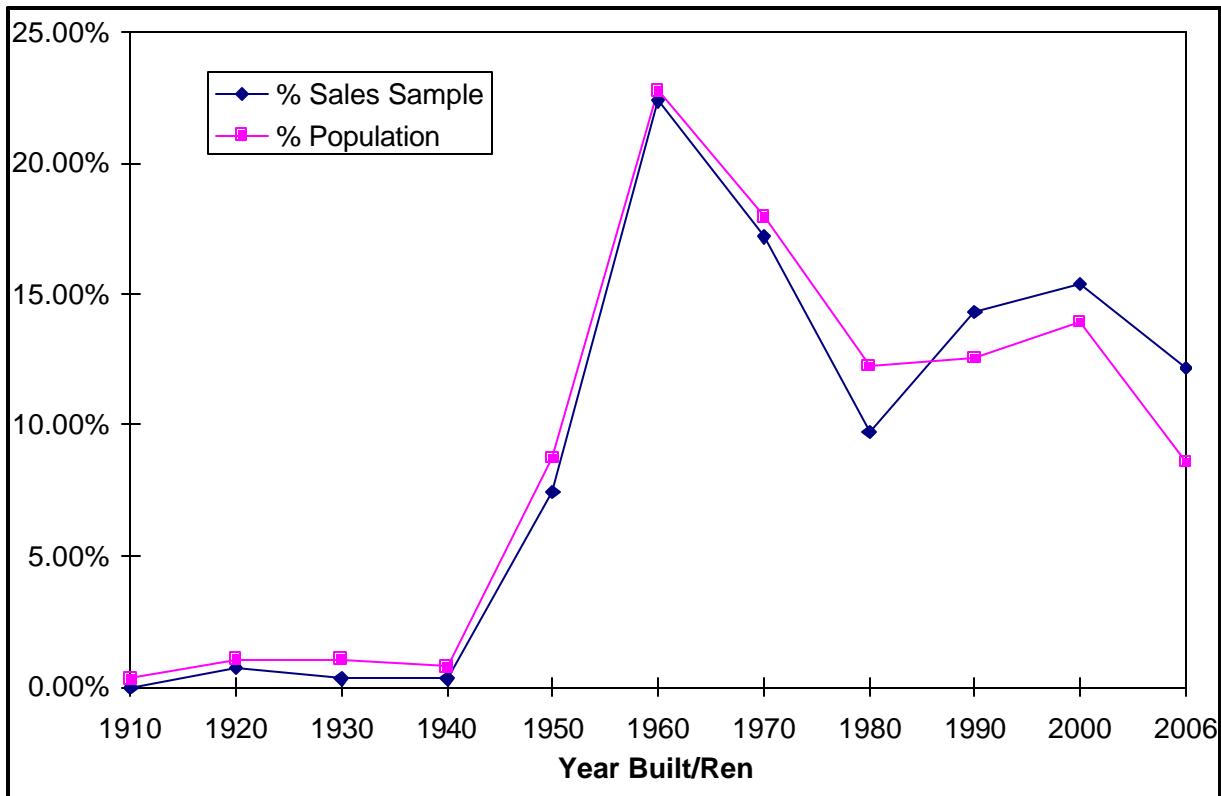
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Waterfront parcels in average condition, and grade less than 13, in sub area 1, have higher average ratios (assessed value/sales price) than other waterfront parcels, also homes built between 1981 and 1990 in average condition have higher average ratios, and homes built between 1961 and 1970 and condition less than very good and they are not located in sub area 9, have higher average ratios. The formula adjusts these properties downward. Homes built before 1961 and condition greater than average, and they are not waterfront parcels, have lower average ratios than similar year built homes, so the formula adjusts these properties upward. The formula adjusts for these differences thus improving equalization. Area 33 is scheduled for physical inspection next year.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2006 assessment roll.

### **Sales Sample Representation of Population - Year Built / Renovated**

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	5	0.76%
1930	2	0.30%
1940	2	0.30%
1950	49	7.46%
1960	147	22.37%
1970	113	17.20%
1980	64	9.74%
1990	94	14.31%
2000	101	15.37%
2006	80	12.18%
	657	

<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	13	0.31%
1920	45	1.07%
1930	45	1.07%
1940	33	0.78%
1950	369	8.75%
1960	960	22.76%
1970	757	17.95%
1980	516	12.24%
1990	529	12.54%
2000	588	13.94%
2006	362	8.58%
	4217	



Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

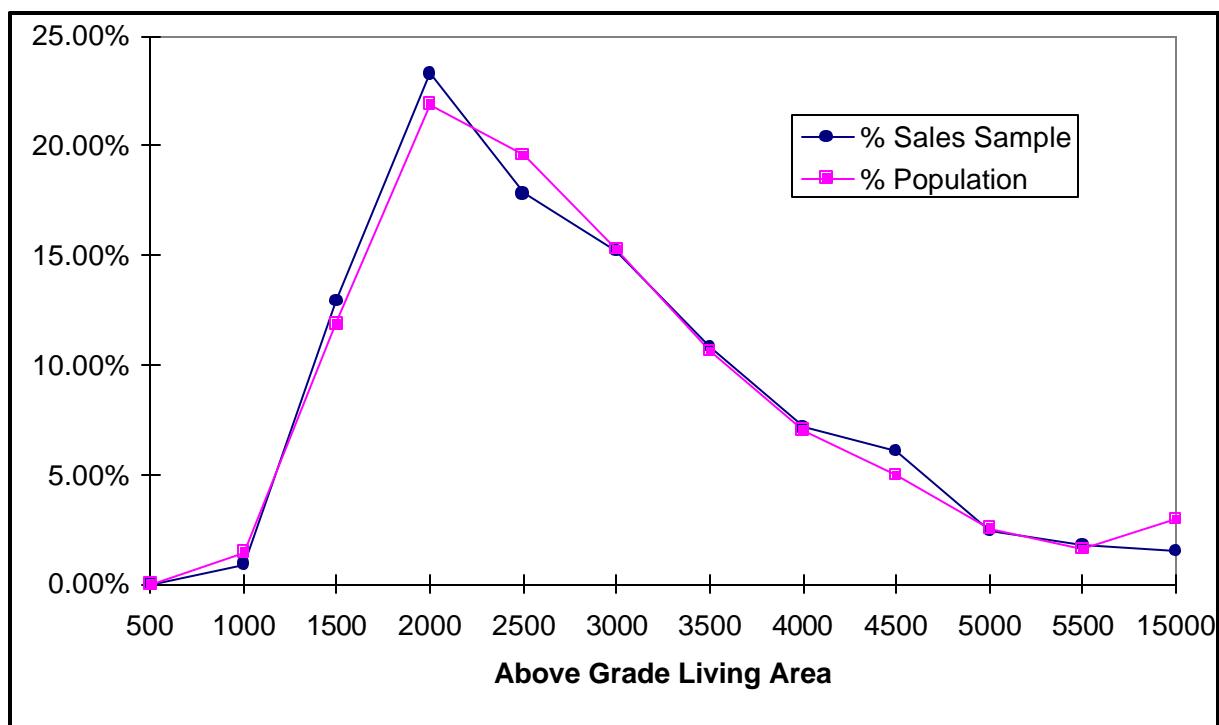
### **Sales Sample Representation of Population - Above Grade Living Area**

**Sales Sample**

AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	6	0.91%
1500	85	12.94%
2000	153	23.29%
2500	117	17.81%
3000	100	15.22%
3500	71	10.81%
4000	47	7.15%
4500	40	6.09%
5000	16	2.44%
5500	12	1.83%
15000	10	1.52%
	657	

**Population**

AGLA	Frequency	% Population
500	0	0.00%
1000	62	1.47%
1500	502	11.90%
2000	923	21.89%
2500	825	19.56%
3000	646	15.32%
3500	448	10.62%
4000	297	7.04%
4500	210	4.98%
5000	108	2.56%
5500	69	1.64%
15000	127	3.01%
	4217	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

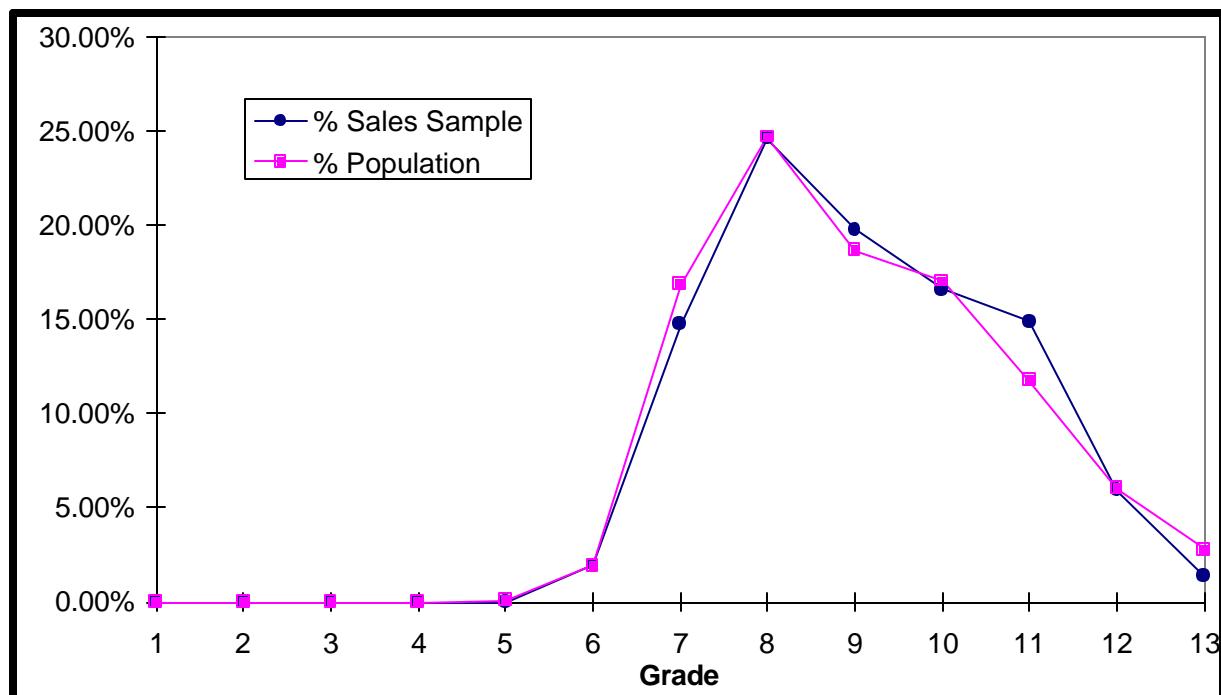
### **Sales Sample Representation of Population - Grade**

**Sales Sample**

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	13	1.98%
7	97	14.76%
8	162	24.66%
9	130	19.79%
10	109	16.59%
11	98	14.92%
12	39	5.94%
13	9	1.37%
		657

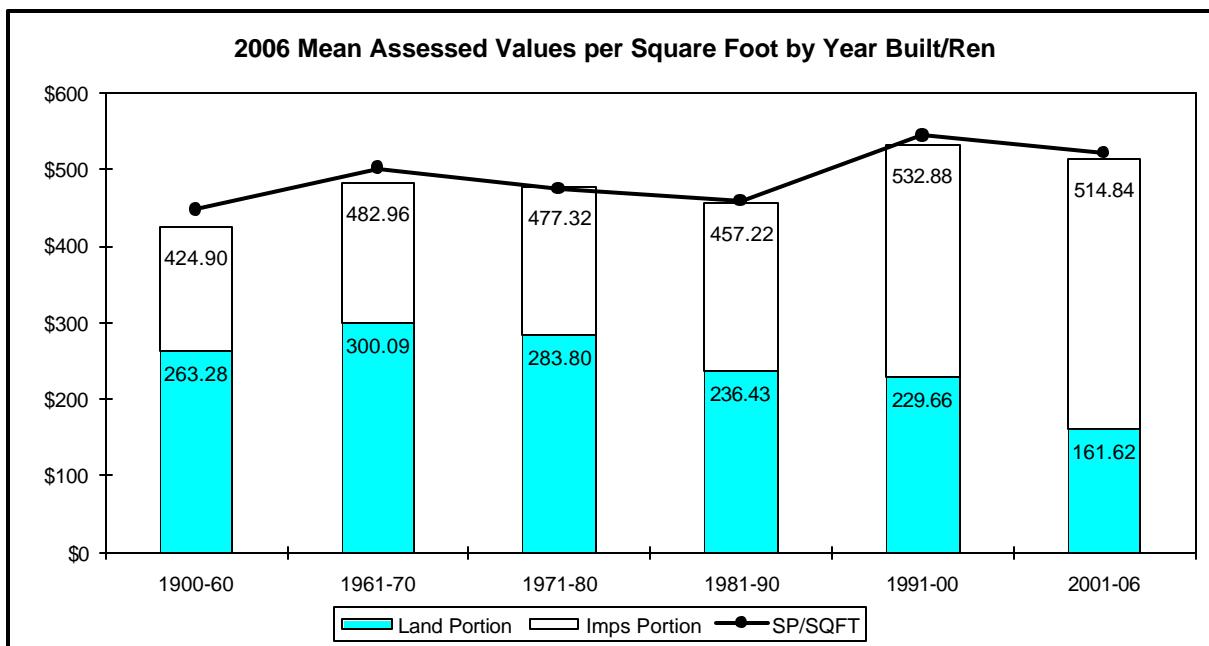
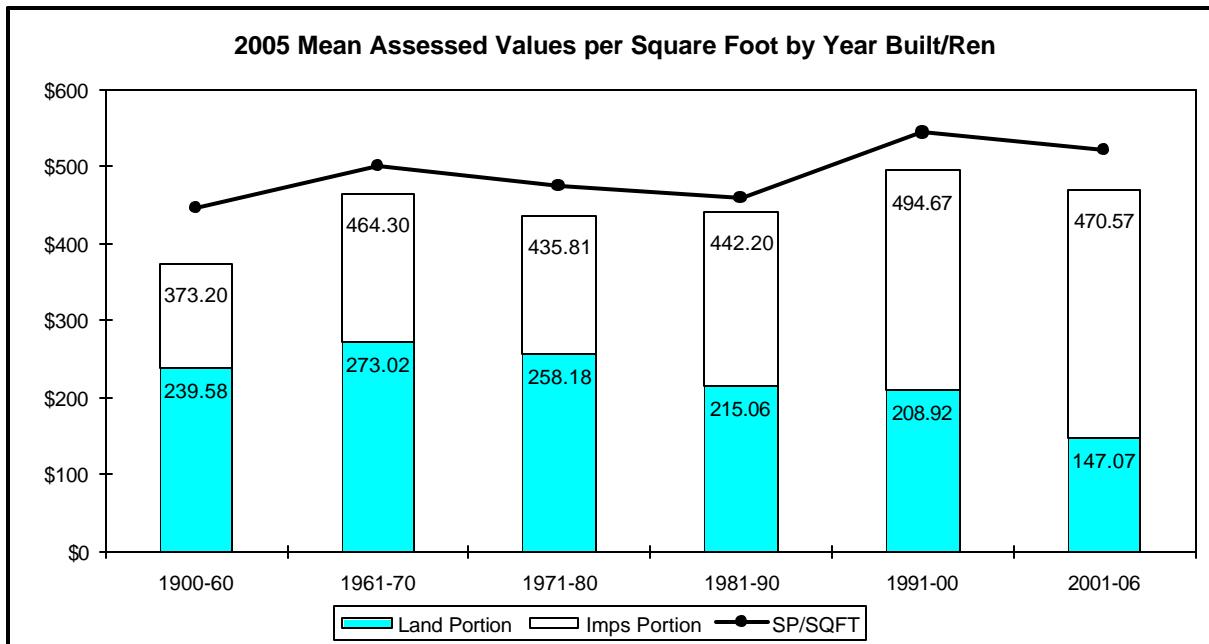
**Population**

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	4	0.09%
6	82	1.94%
7	712	16.88%
8	1043	24.73%
9	788	18.69%
10	719	17.05%
11	497	11.79%
12	255	6.05%
13	117	2.77%
		4217



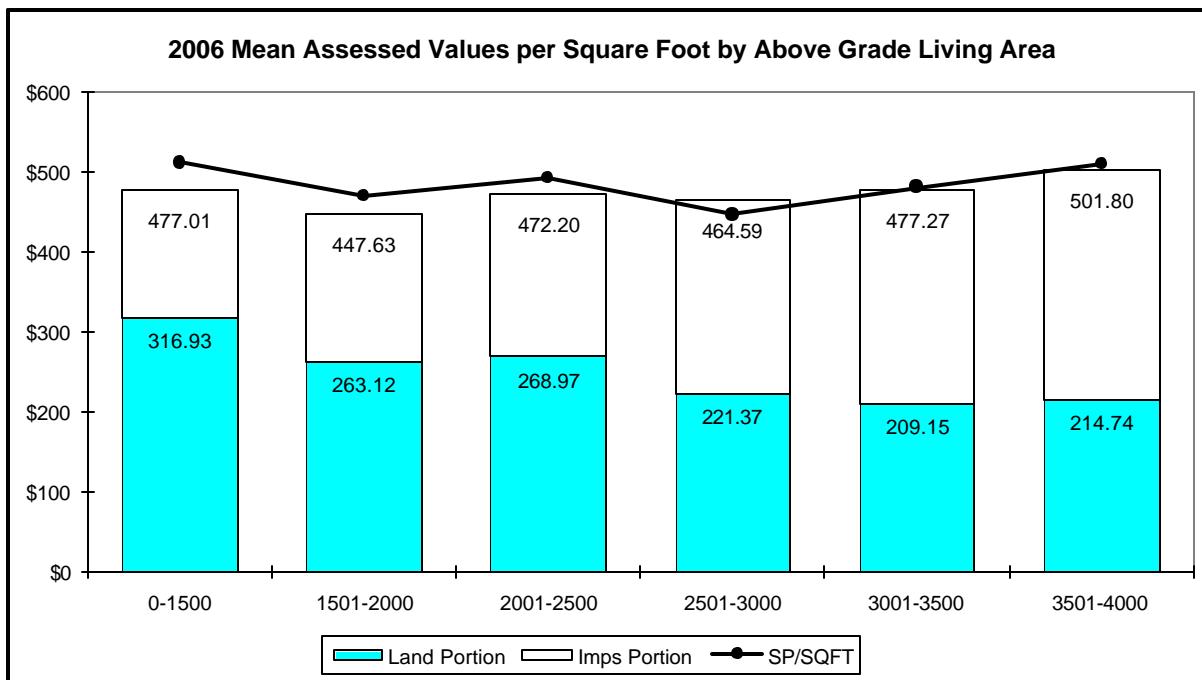
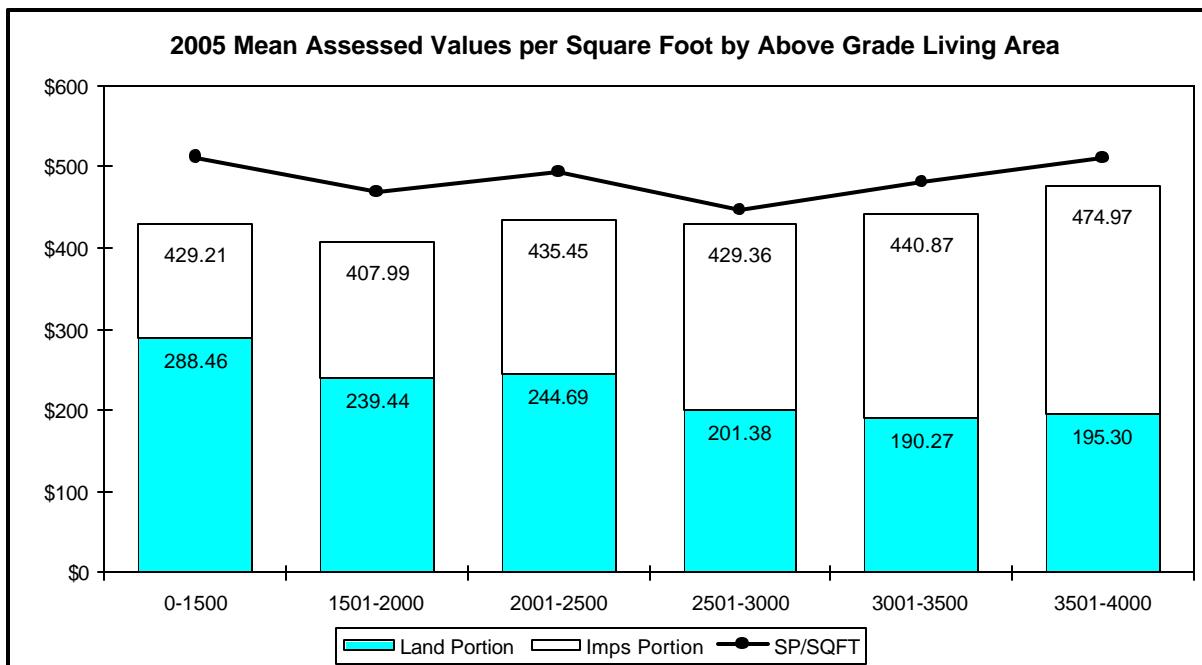
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2005 and 2006 Per Square Foot Values  
By Year Built / Renovated**



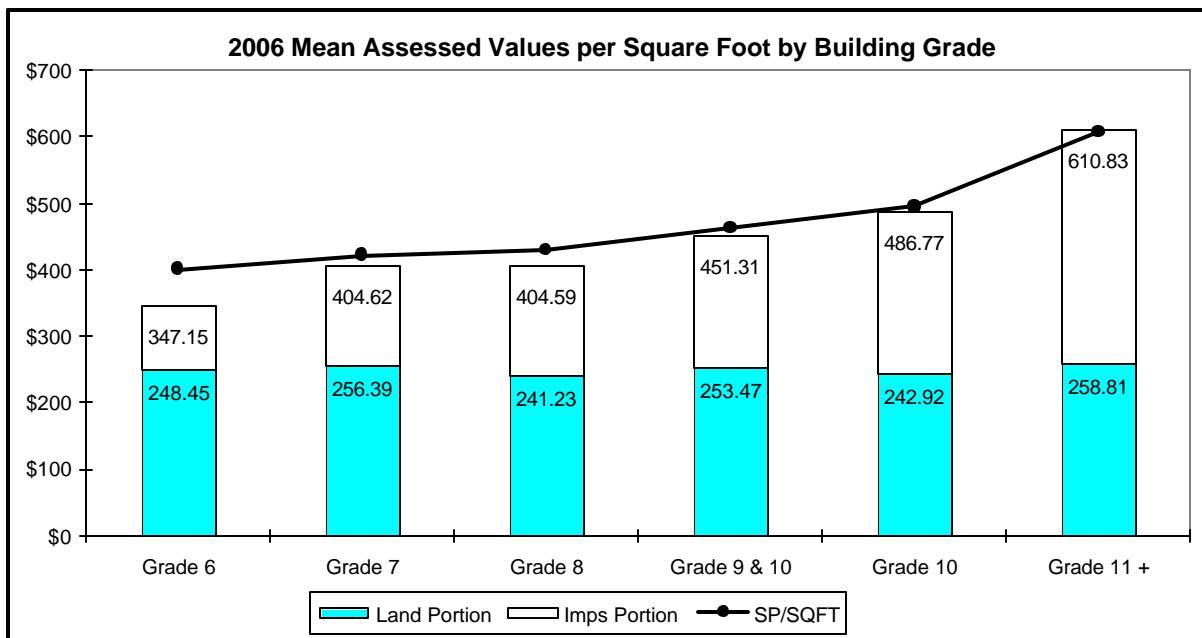
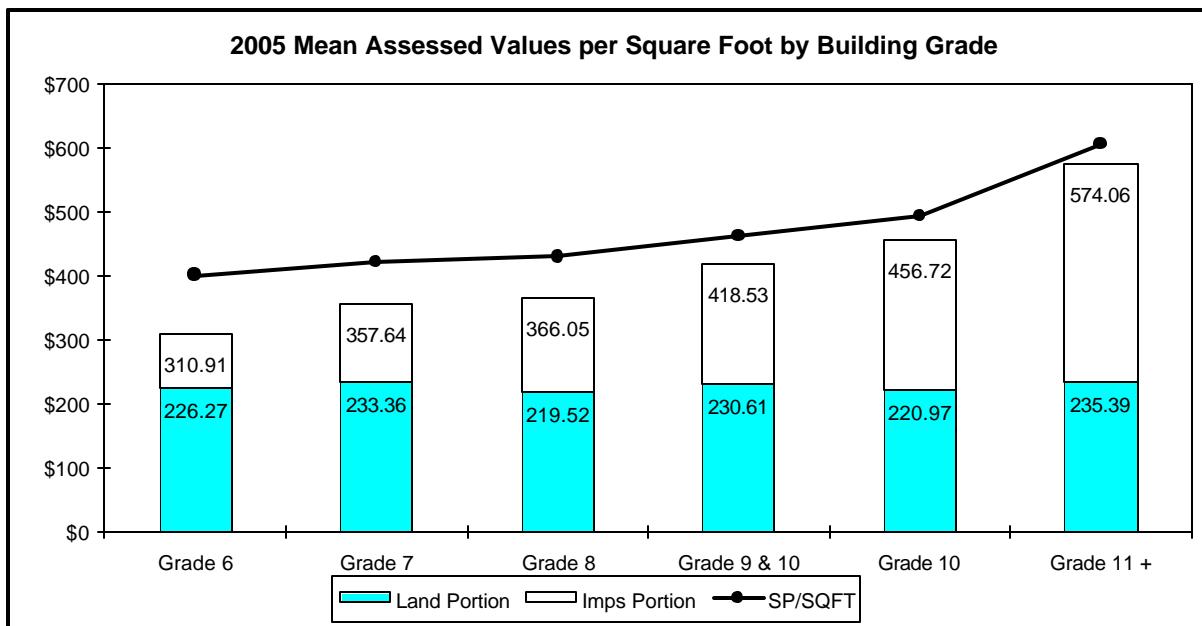
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2005 and 2006 Per Square Foot Values  
By Above Grade Living Area***



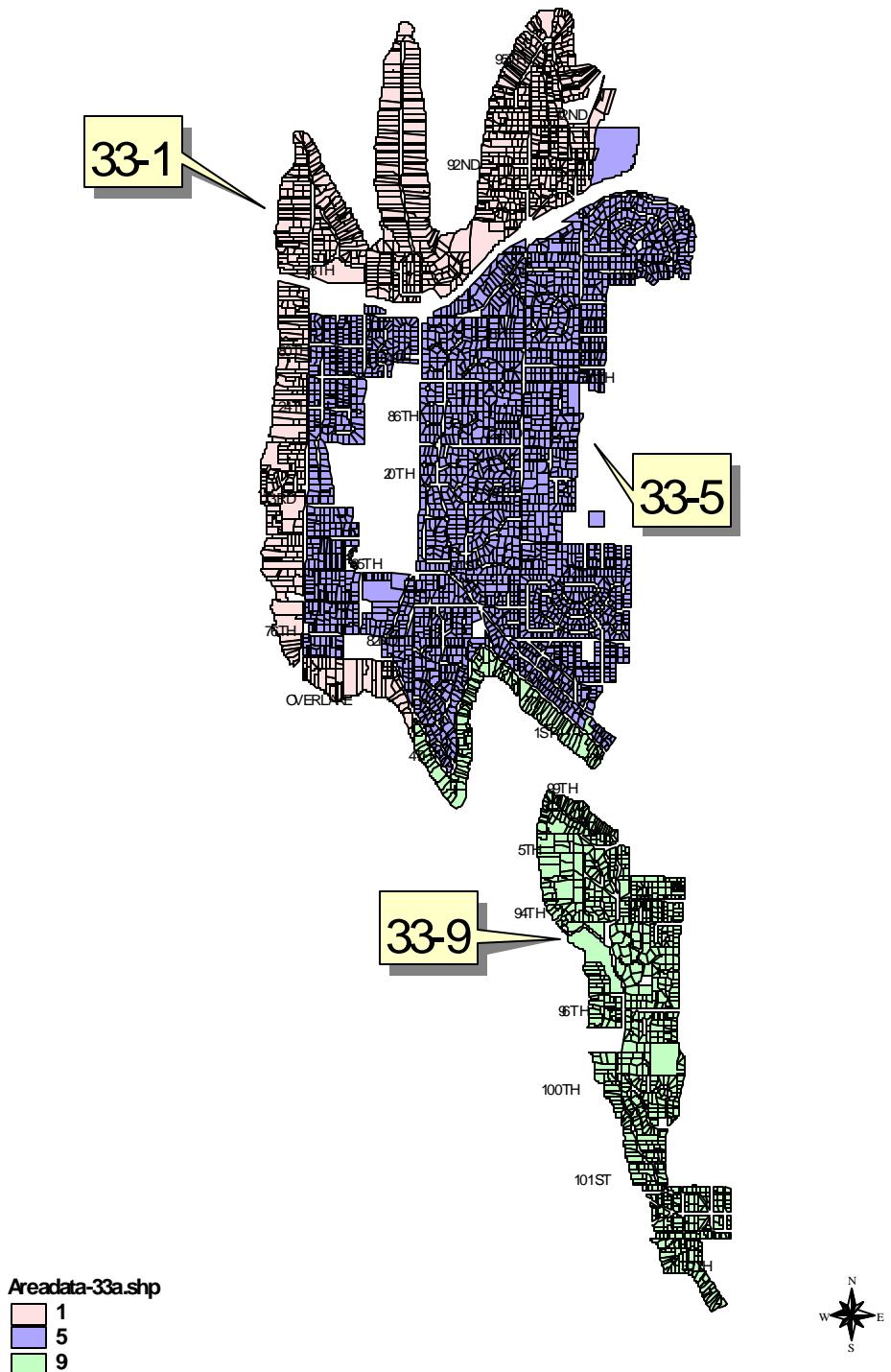
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2005 and 2006 Per Square Foot Values  
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

## Area 33



## **Annual Update Process**

### ***Data Utilized***

Available sales closed from 1/1/2003 through 12/31/2005 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

### ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2005
6. Existing residences where the data for 2005 is significantly different than the data for 2006 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

### ***Land update***

Based on the 19 usable land sales available in the area, and their 2005 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 10% increase in land assessments in the area for the 2006 Assessment Year. The formula is:

2006 Land Value = 2005 Land Value x 1.10, with the result rounded down to the next \$1,000.

### ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 657 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### **Improved Parcel Update (continued)**

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Waterfront parcels in average condition, and grade less than 13, in sub area 1, have higher average ratios (assessed value/sales price) than other waterfront parcels, also homes built between 1981 and 1990 in average condition have higher average ratios, and homes built between 1961 and 1970 and condition less than very good and they are not located in sub area 9, have higher average ratios. The formula adjusts these properties downward. Homes built before 1961 and condition greater than average, and they are not have waterfront parcels, have lower average ratios than similar year built homes, so the formula adjusts these properties upward..

The derived adjustment formula is:

2006 Total Value = 2005 Total Value / 0.9095929 + ( 0.1196318\*If Waterfront in Sub Area 1 and Condition less than Good and Grade less than 13) + (0.06324039\*If Year Built Renovate equals 1981 to 1990 and Condition equals Average) + ( 0.06409214\*If Year Built Renovate equals 1961 to 1970 and Condition is less than Very Good and Sub Area does not equal 9)-(0.0505663\*If Year Built Renovate less than 1961 and Condition is greater than Average and is not Waterfront)

The resulting total value is rounded down to the next \$1,000, *then*:

2006 Improvements Value = 2006 Total Value minus 2006 Land Value

An explanatory adjustment table is included in this report.

Other: \*If multiple houses exist on a parcel, the Model is applied to principle building (2006 Total Value Minus 2006 land Value = 2006 Improvement Value)  
\*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.  
\*If “accessory improvements only”, New total Value = 2006 Land Value + Previous Improvement Value.  
\*If vacant parcels (no improvement value) only the land adjustment applies.  
\*If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)  
\*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.  
\*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.  
\*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).  
\*Residential properties on commercial land are being physically inspected by the Residential/Commercial division for 2006/2007.

### **Mobile Home Update**

There are no mobile homes in Area 33.

### **Model Validation**

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 33 Annual Update Model Adjustments

**2006 Total Value = 2005 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### **Overall (if no other adjustments apply)**

9.94%	
<b>Wft=Sub1 &amp; Cond&lt;Good &amp; Grade&lt;13</b>	<b>Yes</b>
% Adjustment	-12.78%
<b>YrBltRen 1981-1990 &amp; Cond=Average</b>	<b>Yes</b>
% Adjustment	-7.15%
<b>1970 &amp; Cond&lt;Very Good &amp; Sub&gt;&gt;9</b>	<b>Yes</b>
% Adjustment	-7.24%
<b>YrBltRen &lt;1961 &amp; Cond &gt;Average &amp; Is not Wft</b>	<b>Yes</b>
% Adjustment	6.47%

### **Comments**

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a grade 10 waterfront parcel in sub area 1 and condition is average would *approximately* receive a -2.84% downward adjustment (9.94% -12.78%). There are 17 sales, 118 in the population approximately 2.7% of the total population would receive this adjustment.

A home built or renovated between 1981 and 1990 and condition is average would approximately receive a +2.79% upward adjustment (9.94% -7.15%). There are 69 sales, 361 in the population approximately 8.5% of the total population would receive this adjustment.

A home built or renovated between 1961 and 1970 and condition does not equal very good and sub area does not equal 9 would approximately receive a +2.70% upward adjustment (9.94% -7.24%). There are 88 sales, 524 in the population approximately 12.4% of the total population would receive this adjustment.

Non-waterfront homes in good to very good condition and built before 1961 would receive approximately a +16.41% upward adjustment (9.94%+6.47%). There are 142 sales, 928 in the population approximately 22% of the total population would receive this adjustment. This model corrects for these strata differences.

There are eleven parcels considered Hold Outs. These unique properties have a lack of sales representation and have been designated "Hold Outs" from the overall sales analysis. They will be valued separately.

920890-0079 192505-9021 980870-0850 920890-0056 242504-9061 980870-0770  
362504-9004 242504-9102 252504-9019 353490-0181 201870-0274

49% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

## Area 33 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 0.980.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
6	13	0.777	0.867	11.6%	0.758	0.977
7	97	0.847	0.958	13.0%	0.917	0.998
8	162	0.857	0.947	10.6%	0.919	0.976
9	130	0.904	0.977	8.1%	0.945	1.009
10	109	0.921	0.984	6.8%	0.949	1.019
11	98	0.939	1.003	6.9%	0.967	1.040
12	39	0.955	0.992	3.9%	0.934	1.050
13	9	0.923	0.994	7.8%	0.928	1.060
Year Built or Year Renovated	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1900-1960	205	0.838	0.956	14.1%	0.929	0.984
1961-1970	113	0.928	0.967	4.2%	0.935	0.999
1971-1980	64	0.927	1.012	9.2%	0.964	1.061
1981-1990	94	0.983	1.012	2.9%	0.973	1.051
1991-2000	101	0.909	0.974	7.2%	0.938	1.010
>2000	80	0.898	0.981	9.2%	0.943	1.018
Condition	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
Average	343	0.923	0.982	6.4%	0.962	1.002
Good	258	0.902	0.984	9.1%	0.962	1.006
Very Good	56	0.844	0.951	12.7%	0.902	1.000
Stories	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	394	0.898	0.979	9.0%	0.961	0.998
1.5	31	0.865	0.945	9.3%	0.881	1.010
2+	232	0.928	0.985	6.2%	0.962	1.009
Above Grade Living Area	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
0801-1500	91	0.838	0.930	11.0%	0.890	0.970
1501-2500	270	0.877	0.956	9.0%	0.933	0.979
2501-3500	171	0.939	1.016	8.2%	0.991	1.041
3501-4500	87	0.927	0.984	6.1%	0.947	1.020
>4500	38	0.938	0.982	4.7%	0.919	1.045

## Area 33 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 0.980.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	429	0.899	0.982	9.2%	0.965	1.000
Y	228	0.921	0.978	6.2%	0.954	1.002
Wft Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	607	0.892	0.973	9.2%	0.959	0.988
Y	50	0.983	1.006	2.4%	0.957	1.055
Sub	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	114	0.948	0.984	3.8%	0.948	1.020
5	438	0.896	0.977	9.1%	0.960	0.994
9	105	0.894	0.985	10.2%	0.948	1.022
Lot Size	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
03000-08000	27	0.870	0.957	10.0%	0.888	1.026
08001-16000	320	0.886	0.975	10.1%	0.954	0.997
16001-20000	143	0.921	0.999	8.4%	0.971	1.027
20001-35000	148	0.933	0.982	5.3%	0.954	1.011
>35000	19	0.921	0.942	2.3%	0.859	1.026
Wft in Sub1 & Cond<Good & Grade<13	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	640	0.899	0.979	9.0%	0.965	0.994
Y	17	1.037	0.989	-4.6%	0.893	1.086
YrBltRen 1981-1990 & Cond =Average	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	588	0.898	0.977	8.8%	0.962	0.992
Y	69	1.005	1.006	0.2%	0.960	1.052
YrBltRen 1961-1970 & Cond<>Very Good & Sub<>9	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	569	0.905	0.981	8.4%	0.965	0.996
Y	88	0.952	0.977	2.7%	0.942	1.012

## Area 33 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 0.980.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

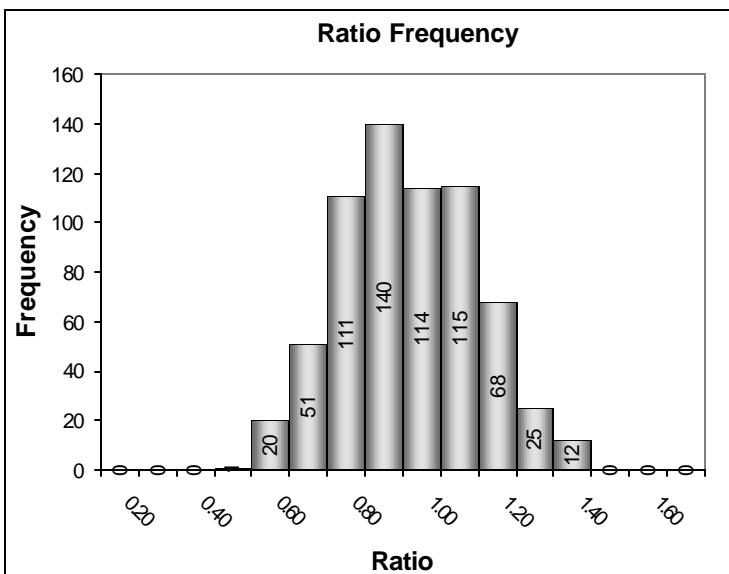
It is difficult to draw valid conclusions when the sales count is low.

YrBltren<1961 & Cond>Average & Wft = NonWft	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	515	0.922	0.982	6.5%	0.966	0.998
Y	142	0.833	0.969	16.3%	0.938	1.001

# Annual Update Ratio Study Report (Before)

## 2005 Assessments

<b>District/Team:</b> NE / Team-1	<b>Lien Date:</b> 01/01/2005	<b>Date of Report:</b> 4/10/2006	<b>Sales Dates:</b> 1/2003 - 12/2005
<b>Area</b> 33-1-5-9	<b>Appr ID:</b> PPAG	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i> 657			
<b>Mean Assessed Value</b>	1,150,800		
<b>Mean Sales Price</b>	1,264,300		
<b>Standard Deviation AV</b>	932.859		
<b>Standard Deviation SP</b>	975.952		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.917		
<b>Median Ratio</b>	0.907		
<b>Weighted Mean Ratio</b>	0.910		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.427		
<b>Highest ratio:</b>	1.385		
<b>Coefficient of Dispersion</b>	15.92%		
<b>Standard Deviation</b>	0.176		
<b>Coefficient of Variation</b>	19.14%		
<b>Price Related Differential (PRD)</b>	1.008		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.884		
<i>Upper limit</i>	0.928		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.904		
<i>Upper limit</i>	0.931		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	4217		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.176		
<b>Recommended minimum:</b>	49		
<b>Actual sample size:</b>	657		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	343		
# ratios above mean:	314		
<i>Z:</i>	1.131		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



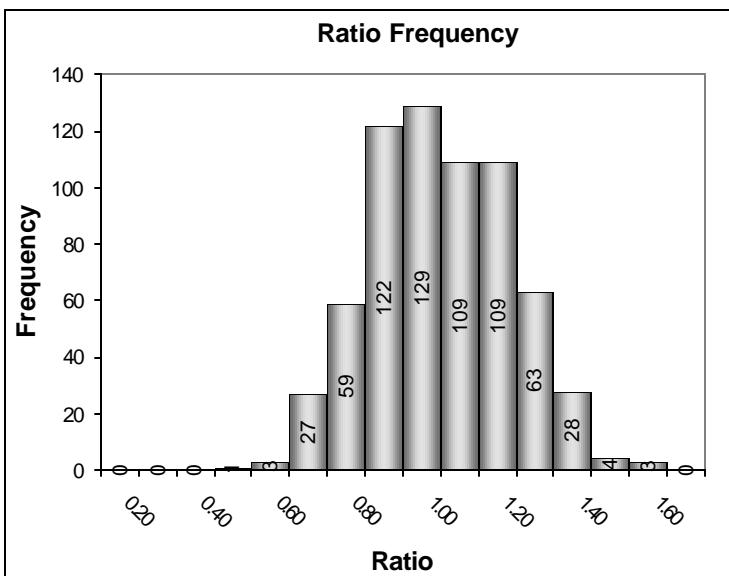
### COMMENTS:

1 to 3 Unit Residences throughout area 33

# Annual Update Ratio Study Report (After)

## 2006 Assessments

<b>District/Team:</b> NE / Team-1	<b>Lien Date:</b> 01/01/2006	<b>Date of Report:</b> 4/10/2006	<b>Sales Dates:</b> 1/2003 - 12/2005
<b>Area</b> 33-1-5-9	<b>Appr ID:</b> PPAG	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i> 657			
<b>Mean Assessed Value</b>	1,239,200		
<b>Mean Sales Price</b>	1,264,300		
<b>Standard Deviation AV</b>	947,900		
<b>Standard Deviation SP</b>	975,952		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	1.000		
<b>Median Ratio</b>	0.991		
<b>Weighted Mean Ratio</b>	0.980		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.470		
<b>Highest ratio:</b>	1.520		
<b>Coefficient of Dispersion</b>	15.39%		
<b>Standard Deviation</b>	0.185		
<b>Coefficient of Variation</b>	18.55%		
<b>Price Related Differential (PRD)</b>	1.020		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.970		
<i>Upper limit</i>	1.015		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.986		
<i>Upper limit</i>	1.014		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	4217		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.185		
<b>Recommended minimum:</b>	55		
<b>Actual sample size:</b>	657		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	340		
# ratios above mean:	317		
<i>Z:</i>	0.897		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

1 to 3 Unit Residences throughout area 33

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 33**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
001	192505	9130	1/4/05	\$610,000	1030	1150	7	1959	4	16553	N	N	9234 NE POINTS DR
001	242504	9184	5/20/04	\$555,000	1360	0	7	1953	5	6098	N	N	3461 EVERGREEN POINT RD
001	920890	0022	2/20/04	\$660,000	1380	0	7	1954	4	10843	N	N	2229 EVERGREEN POINT RD
001	980870	0686	8/12/03	\$530,000	1570	0	7	1952	4	8804	N	N	4408 94TH AV NE
001	192505	9058	6/25/03	\$950,000	1620	1340	7	1920	5	20470	N	N	9432 NE POINTS DR
001	353790	0160	5/3/04	\$595,900	1090	750	8	1952	3	24056	N	N	3001 HUNTS POINT CIR
001	353790	0160	1/27/05	\$779,144	1090	750	8	1952	3	24056	N	N	3001 HUNTS POINT CIR
001	353790	0190	7/1/03	\$498,600	1430	0	8	1952	4	12000	N	N	2831 HUNTS POINT RD
001	353790	0190	4/14/05	\$630,000	1430	0	8	1952	4	12000	N	N	2831 HUNTS POINT RD
001	353790	0175	3/14/05	\$495,000	1580	0	8	1952	4	12000	N	N	8311 HUNTS POINT CIR
001	980870	0281	6/3/05	\$895,000	1590	0	8	1946	5	8000	N	N	9306 NE 40TH ST
001	739730	0252	9/30/04	\$875,000	1750	850	8	1988	3	10800	N	N	3316 76TH AV NE
001	980865	0060	6/7/05	\$775,000	1770	580	8	1976	4	15141	N	N	9042 NE 33RD ST
001	353790	0150	3/19/03	\$524,000	1850	0	8	1961	4	12160	N	N	3015 HUNTS POINT CIR
001	192505	9146	9/23/03	\$585,000	1980	0	8	1990	3	8153	N	N	9419 POINTS DR NE
001	192505	9146	7/11/05	\$735,000	1980	0	8	1990	3	8153	N	N	9419 POINTS DR NE
001	054010	0686	8/26/03	\$539,000	2050	0	8	1953	4	9309	N	N	3028 HUNTS POINT RD
001	242504	9197	7/20/05	\$1,067,000	2070	700	8	1963	4	20473	N	N	7920 NE 32ND ST
001	353790	0045	4/6/04	\$600,000	2540	0	8	1952	4	14400	N	N	3019 HUNTS POINT RD
001	926960	0070	10/27/04	\$1,425,000	3210	0	8	1941	4	23515	Y	N	7550 NE 28TH PL
001	980870	0130	3/20/03	\$640,000	3450	0	8	1951	4	16307	N	N	3805 94TH AV NE
001	353490	0181	9/1/05	\$3,550,000	1490	1380	9	1952	3	50800	Y	Y	3810 HUNTS POINT RD
001	220740	0010	7/19/05	\$900,000	1930	1000	9	1965	3	15013	N	N	9072 NE 41ST ST
001	980870	0771	10/31/05	\$1,175,000	1940	0	9	1982	4	12000	Y	N	4434 95TH AV NE
001	242504	9182	7/28/04	\$1,240,000	1960	1430	9	1997	3	13200	N	N	3204 76TH AV NE
001	192505	9254	8/18/05	\$2,100,000	2090	0	9	1969	4	73616	Y	N	8928 NE 33RD ST
001	206800	0270	10/17/05	\$1,025,000	2290	1560	9	1964	4	14980	Y	N	9127 NE 36TH ST
001	980810	0067	7/31/03	\$935,000	2320	1570	9	1964	4	15700	Y	N	9030 NE 42ND ST
001	206800	0200	4/19/05	\$1,850,000	2350	2170	9	1964	5	16050	Y	N	8939 NE 36TH ST
001	206800	0060	11/21/05	\$1,020,000	2440	0	9	1964	3	15584	N	N	3620 91ST AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 33**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
001	192505	9201	6/10/03	\$939,000	2520	0	9	1963	4	15652	N	N	3610 92ND AV NE
001	192505	9201	4/12/04	\$1,110,000	2520	0	9	1963	4	15652	N	N	3610 92ND AV NE
001	192505	9152	3/17/05	\$867,750	2530	0	9	2000	3	15161	N	N	9060 NE 34TH ST
001	353490	0531	4/7/05	\$2,975,000	2550	280	9	1963	4	40100	Y	Y	3253 HUNTS POINT RD
001	866230	0030	5/5/05	\$795,000	2680	0	9	1966	4	11364	N	N	9425 NE 37TH PL
001	980810	0191	2/15/05	\$1,250,000	2800	1000	9	1987	3	21145	N	N	3922 95TH AV NE
001	192505	9009	3/30/04	\$750,000	2866	0	9	1990	3	29315	N	N	9235 POINTS DR NE
001	192505	9009	7/13/05	\$900,000	2866	0	9	1990	3	29315	N	N	9235 POINTS DR NE
001	866240	0050	8/11/05	\$1,298,500	2950	0	9	1966	5	14350	N	N	9249 NE 37TH PL
001	980870	0075	3/26/03	\$613,525	2970	0	9	1982	4	8190	N	N	3842 94TH AV NE
001	201870	0165	10/10/03	\$760,000	3070	0	9	1951	4	10668	N	N	8233 OVERLAKE DR W
001	201870	0165	6/21/04	\$800,000	3070	0	9	1951	4	10668	N	N	8233 OVERLAKE DR W
001	242504	9107	6/2/04	\$1,401,000	3130	1020	9	2000	3	17424	N	N	3201 78TH PL NE
001	192505	9044	6/11/04	\$1,810,000	3670	0	9	1952	5	39621	N	N	9288 NE POINTS DR
001	192505	9059	6/9/05	\$1,850,000	3790	0	9	1999	3	20935	N	N	9254 NE POINTS DR
001	362504	9088	8/14/03	\$1,400,000	4040	0	9	1954	5	18225	N	N	7623 OVERLAKE DR W
001	192505	9220	7/26/05	\$1,280,000	4130	0	9	2004	3	13953	N	N	9220 POINTS DR NE
001	247270	0065	8/11/05	\$1,795,000	1640	1170	10	1968	4	19032	Y	Y	3008 80TH AV NE
001	242504	9125	11/15/05	\$2,625,000	2000	1380	10	1969	4	15995	Y	N	3655 EVERGREEN POINT RD
001	980810	0178	4/4/03	\$1,046,500	2000	2740	10	1989	3	28350	N	N	3830 95TH AV NE
001	739730	0151	8/28/03	\$1,945,000	2020	1350	10	1976	5	12560	Y	Y	3230 78TH PL NE
001	206800	0130	3/10/05	\$1,750,000	2090	1190	10	1965	4	15225	Y	N	3621 90TH AV NE
001	980810	0026	7/20/05	\$3,250,000	2180	520	10	1968	4	20139	Y	Y	4615 92ND AV NE
001	980810	0026	11/14/05	\$3,725,000	2180	520	10	1968	4	20139	Y	Y	4615 92ND AV NE
001	980870	0747	8/9/04	\$941,950	2320	0	10	1990	3	9680	Y	N	4606 95TH AV NE
001	242504	9147	9/16/05	\$4,618,000	2400	1000	10	1961	4	24012	Y	Y	3425 EVERGREEN POINT RD
001	247270	0035	5/12/05	\$2,000,888	2550	0	10	1966	4	15885	Y	Y	3033 FAIRWEATHER PL
001	192505	9132	9/13/05	\$1,050,000	2680	0	10	1990	3	25265	N	N	9441 POINTS DR NE
001	192505	9171	2/9/04	\$990,000	2830	0	10	2003	3	11250	N	N	3442 92ND AV NE
001	247270	0015	7/13/05	\$2,232,000	3080	0	10	1977	4	17008	Y	Y	3115 FAIRWEATHER PL
001	353690	0120	3/3/05	\$892,000	3150	0	10	1983	3	20793	N	N	8531 HUNTS POINT LN

***Improved Sales Used in this Annual Update Analysis***  
**Area 33**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
001	353690	0130	7/17/05	\$1,120,000	3290	0	10	1983	3	21027	N	N	8521 HUNTS POINT LN
001	339500	0130	5/30/05	\$1,380,000	3470	0	10	1964	5	15139	N	N	9033 NE 37TH PL
001	339500	0160	4/26/05	\$4,800,000	3490	2410	10	1991	3	29100	Y	Y	9003 NE 37TH PL
001	339500	0020	2/21/03	\$850,000	3590	0	10	1963	4	15139	N	N	9062 NE 37TH PL
001	980900	0030	2/5/03	\$1,340,000	3790	0	10	1967	4	16672	N	N	9045 NE 40TH PL
001	675620	0020	8/2/05	\$2,600,000	4150	560	10	2000	3	16785	Y	N	4635 92ND AV NE
001	980870	0460	3/30/04	\$1,490,000	4420	0	10	1998	3	12566	N	N	4439 95TH AV NE
001	206800	0180	11/1/05	\$3,250,000	2360	1930	11	1978	4	15200	Y	Y	8907 NE 36TH ST
001	920890	0057	5/2/03	\$875,000	2740	0	11	1990	3	15000	N	N	2005 EVERGREEN POINT RD
001	353790	0060	12/27/04	\$1,195,000	3080	0	11	2001	3	15000	N	N	8314 HUNTS POINT CIR
001	192505	9182	11/4/03	\$2,925,000	3140	220	11	1971	4	16600	Y	Y	8800 NE 34TH ST
001	242504	9167	12/7/05	\$3,800,000	3300	0	11	1967	4	62916	Y	Y	2633 EVERGREEN POINT RD
001	192505	9113	11/4/05	\$1,285,000	3310	0	11	1986	4	15291	N	N	3460 92ND AV NE
001	739730	0101	8/24/05	\$3,510,000	3310	0	11	1998	3	24975	Y	Y	3304 78TH PL NE
001	192505	9266	3/15/05	\$1,175,000	3340	0	11	1987	3	15007	N	N	3462 92ND AV NE
001	192505	9224	6/16/04	\$1,610,000	3460	1850	11	1999	3	17400	N	N	9228 NE POINTS DR
001	192505	9183	6/17/04	\$1,325,000	3530	0	11	1991	3	23522	N	N	9042 NE 34TH ST
001	980810	0180	6/13/05	\$1,475,000	3850	0	11	2000	3	14276	Y	N	3923 97TH AV NE
001	242504	9263	9/16/04	\$1,800,000	3940	0	11	1983	4	24149	N	N	3219 EVERGREEN POINT RD
001	980870	0490	7/12/05	\$1,585,000	3940	0	11	1994	3	11480	N	N	4409 95TH AV NE
001	206800	0020	2/19/04	\$1,200,000	3970	0	11	1996	3	15013	N	N	3615 92ND AV NE
001	980810	0185	6/9/04	\$1,475,000	4020	0	11	2001	3	13515	N	N	3933 97TH AV NE
001	226030	0040	12/8/04	\$3,050,000	4200	0	11	1979	3	31700	Y	Y	1465 EVERGREEN POINT RD
001	980870	0839	3/12/03	\$2,900,000	4200	0	11	1998	3	16900	Y	Y	4680 95TH AV NE
001	192505	9156	6/20/03	\$1,700,000	4250	0	11	2001	3	14396	N	N	9252 POINTS DR NE
001	252504	9263	1/28/04	\$1,530,000	4290	0	11	1985	3	20445	N	N	1209 EVERGREEN POINT RD
001	920890	0010	1/10/05	\$1,700,000	4445	0	11	1983	4	20018	N	N	2303 EVERGREEN POINT RD
001	353490	0445	1/20/05	\$8,400,000	4747	0	11	2000	3	46797	Y	Y	3805 HUNTS POINT RD
001	242504	9063	3/24/05	\$3,625,000	4830	0	11	1990	3	22257	Y	Y	3317 EVERGREEN POINT RD
001	242504	9202	6/17/03	\$3,450,000	5050	580	11	2001	3	32686	Y	Y	7944 NE 32ND ST
001	252504	9015	12/29/05	\$5,750,000	5160	0	11	1998	3	35865	Y	N	1013 76TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 33**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
001	926960	0080	4/6/04	\$2,372,000	5330	1450	11	2000	3	20755	Y	N	7560 NE 28TH PL
001	194230	0030	10/13/05	\$3,400,000	6025	0	11	2000	3	25000	N	N	1251 EVERGREEN POINT RD
001	362504	9099	11/1/05	\$4,450,000	7030	1380	11	1999	3	32638	N	N	7735 OVERLAKE DR W
001	206800	0250	6/14/04	\$2,030,000	2530	2130	12	2001	3	15001	Y	N	9105 NE 36TH ST
001	242504	9099	11/28/05	\$1,900,000	2890	1320	12	1991	3	21151	Y	Y	3207 EVERGREEN POINT RD
001	980870	0748	8/21/03	\$1,560,000	3590	0	12	1982	3	21550	Y	Y	4604 95TH AV NE
001	247270	0090	6/7/05	\$4,100,000	4260	0	12	2004	3	17283	Y	Y	3120 80TH AV NE
001	242504	9078	6/28/04	\$2,437,500	4270	0	12	1981	3	44942	Y	Y	2643 76TH AV NE
001	739730	0140	6/22/05	\$5,200,000	4340	1810	12	1997	3	41400	Y	Y	3234 78TH PL NE
001	980870	0440	5/27/03	\$2,200,000	4450	1470	12	1998	3	15100	N	N	4623 95TH AV NE
001	242504	9225	11/15/05	\$7,000,000	4460	0	12	1987	3	27364	Y	Y	3645 EVERGREEN POINT RD
001	920890	0065	6/17/04	\$3,500,000	4550	0	12	1988	3	37925	Y	N	1857 EVERGREEN POINT RD
001	353790	0121	6/17/05	\$2,700,000	4720	110	12	1985	4	25417	Y	Y	3111 HUNTS POINT CIR
001	542730	0046	6/16/05	\$5,300,000	4736	2950	12	1997	3	28800	Y	Y	605 76TH AV NE
001	192505	9195	9/20/04	\$2,200,000	4920	0	12	2003	3	17853	N	N	9062 NE 40TH PL
001	920890	0036	2/4/04	\$2,850,000	5020	0	12	1998	3	20158	N	N	2201 EVERGREEN POINT RD
001	242504	9080	10/25/04	\$3,725,000	5040	0	12	1988	3	28038	Y	Y	2611 EVERGREEN POINT RD
001	920890	0075	11/14/05	\$3,385,000	5070	440	12	1987	3	20001	N	N	1829 EVERGREEN POINT RD
001	252504	9208	10/28/05	\$4,480,000	5150	0	12	2000	3	31080	N	N	1135 EVERGREEN POINT RD
001	353490	0070	6/11/03	\$5,200,000	6560	0	12	1998	3	44460	Y	Y	3268 HUNTS POINT RD
001	353490	0275	9/13/05	\$7,700,000	5260	1720	13	2003	3	38460	Y	Y	4242 HUNTS POINT RD
001	675620	0030	6/14/04	\$5,900,000	6160	0	13	2000	3	17544	Y	Y	4639 92ND AV NE
005	192505	9049	6/10/04	\$370,000	940	0	6	1949	4	10454	N	N	3131 92ND AV NE
005	383550	2760	10/5/05	\$680,000	1050	0	6	1949	3	6600	N	N	8820 NE 2ND ST
005	931390	0025	10/8/04	\$575,000	1060	0	6	1953	3	9030	N	N	8449 NE 9TH ST
005	254070	0160	3/14/03	\$420,000	1930	0	6	1948	3	9600	N	N	8605 NE 12TH ST
005	808540	0306	6/11/03	\$475,000	850	400	7	1951	4	8400	N	N	2825 98TH AV NE
005	808440	0110	5/2/03	\$345,000	920	0	7	1951	3	8520	N	N	2416 96TH AV NE
005	808440	0111	10/27/05	\$551,000	920	0	7	1951	5	8520	N	N	2424 96TH AV NE
005	886100	0205	9/2/03	\$332,000	950	420	7	1953	4	8994	N	N	10020 NE 30TH PL
005	326230	0480	5/5/05	\$610,000	1020	0	7	1955	3	8118	N	N	2033 78TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 33**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
005	326230	0480	11/29/05	\$675,000	1020	0	7	1955	3	8118	N	N	2033 78TH AV NE
005	542470	0070	3/28/05	\$775,000	1020	0	7	1943	4	11407	N	N	8636 NE 7TH ST
005	886100	0210	4/8/03	\$319,000	1040	440	7	1953	3	8163	N	N	10026 NE 30TH PL
005	326230	0695	12/16/03	\$422,500	1050	0	7	1952	3	8119	N	N	2451 78TH AV NE
005	886100	0160	3/21/05	\$500,000	1050	1050	7	1953	3	8667	N	N	10219 NE 31ST PL
005	438920	0761	5/27/05	\$790,000	1080	480	7	1977	4	8568	N	N	515 98TH AV NE
005	542570	0255	8/23/05	\$718,000	1080	1080	7	1965	4	8750	N	N	8160 NE 24TH ST
005	886100	0215	6/17/03	\$310,000	1140	0	7	1953	4	9335	N	N	10032 NE 30TH PL
005	202505	9012	7/4/05	\$425,000	1200	420	7	1942	3	18603	N	N	3039 104TH AV NE
005	221050	0009	3/15/05	\$650,000	1200	820	7	1953	3	9060	N	N	810 84TH AV NE
005	254070	0237	11/12/03	\$480,000	1200	0	7	1952	4	8979	N	N	1018 84TH AV NE
005	412210	0160	8/19/05	\$477,500	1200	600	7	1955	5	9893	N	N	3233 103RD AV NE
005	808540	0181	2/17/05	\$644,350	1210	800	7	1952	4	10200	N	N	9818 NE 30TH ST
005	362504	9069	10/27/03	\$675,000	1240	0	7	1951	4	18049	N	N	7720 NE 6TH ST
005	252504	9065	11/18/04	\$637,500	1250	700	7	1949	4	12163	N	N	1013 84TH AV NE
005	619430	0242	3/1/05	\$425,000	1250	0	7	1975	4	13500	N	N	3242 103RD AV NE
005	886100	0065	6/17/03	\$432,000	1250	1050	7	1953	5	11008	N	N	10036 NE 31ST PL
005	886100	0100	11/30/05	\$805,000	1250	1070	7	2005	3	9872	N	N	3036 100TH AV NE
005	896480	0905	8/13/03	\$601,400	1250	1250	7	1950	4	10400	N	N	921 SUNSET WY
005	326230	0500	11/24/04	\$540,000	1260	0	7	1955	3	8222	N	N	2057 78TH AV NE
005	542570	0160	9/28/05	\$629,900	1320	690	7	1967	3	9382	N	N	8049 NE 28TH ST
005	808540	0184	6/19/03	\$545,000	1370	680	7	1952	4	10200	N	N	9826 NE 30TH ST
005	808540	0184	2/22/05	\$710,000	1370	680	7	1952	4	10200	N	N	9826 NE 30TH ST
005	201870	0065	4/14/05	\$820,000	1390	1390	7	1956	5	16218	N	N	601 84TH AV NE
005	438920	1096	5/2/05	\$630,000	1390	380	7	1955	5	8694	N	N	9539 NE 5TH ST
005	326230	0685	12/10/03	\$446,200	1410	0	7	1952	4	8119	N	N	2439 78TH AV NE
005	254070	0320	6/30/05	\$675,000	1420	670	7	1951	4	9225	N	N	1004 84TH AV NE
005	808490	0106	3/15/03	\$372,900	1420	0	7	1988	3	8040	N	N	2417 96TH AV NE
005	438920	1095	11/29/05	\$900,000	1430	630	7	1954	5	8694	N	N	9544 NE 1ST ST
005	302505	9124	10/20/05	\$856,000	1450	0	7	1952	4	11979	Y	N	1615 92ND AV NE
005	254070	0240	4/27/04	\$599,000	1490	980	7	1951	3	8979	N	N	1010 84TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 33**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
005	438920	1036	2/12/04	\$670,000	1490	700	7	1959	4	15688	N	N	726 95TH AV NE
005	886100	0170	10/13/05	\$490,000	1490	0	7	1953	4	10185	N	N	10203 NE 31ST PL
005	412230	0090	10/17/05	\$760,000	1510	1130	7	1966	3	17651	Y	N	3335 102ND AV NE
005	438920	1247	5/15/03	\$470,000	1550	0	7	1948	4	11700	N	N	9232 NE 1ST ST
005	896480	1015	4/8/05	\$708,000	1560	0	7	1951	4	10500	N	N	9675 EVERGREEN DR
005	412210	0030	11/15/04	\$570,000	1590	0	7	1954	4	14351	N	N	3151 103RD PL NE
005	302530	0341	2/1/05	\$760,000	1680	0	7	1915	4	13360	N	N	1444 76TH AV NE
005	326230	1580	1/24/03	\$430,000	1690	0	7	1953	3	10800	N	N	2633 80TH AV NE
005	332350	0040	4/8/03	\$465,000	1700	0	7	1950	3	7475	N	N	8703 NE 11TH ST
005	094260	0010	3/29/04	\$730,000	1730	540	7	1958	3	20350	Y	N	9508 NE 18TH ST
005	412210	0145	6/29/05	\$565,000	1730	1550	7	1955	4	10710	Y	N	3230 103RD PL NE
005	410710	0303	2/14/05	\$550,000	1740	0	7	1954	5	8760	N	N	1215 100TH AV NE
005	886100	0080	11/10/03	\$410,225	1790	0	7	1953	4	16245	N	N	10016 NE 31ST PL
005	438920	1062	9/10/03	\$548,000	1800	1230	7	1954	4	10010	N	N	9530 NE 5TH ST
005	326230	1456	3/10/05	\$665,000	1820	0	7	1964	4	9100	N	N	7914 NE 24TH ST
005	252504	9100	8/18/05	\$1,225,000	1850	0	7	1917	3	27357	N	N	7842 NE 8TH ST
005	808440	0440	9/10/04	\$479,000	1860	0	7	1953	3	10125	N	N	9639 NE 28TH ST
005	383550	0415	8/21/03	\$420,000	1890	600	7	1948	3	13080	Y	N	1050 89TH AV NE
005	383550	0415	10/5/05	\$675,000	1890	600	7	1948	3	13080	Y	N	1050 89TH AV NE
005	155210	0080	9/16/04	\$615,000	1950	0	7	1953	3	11200	Y	N	9719 NE 13TH ST
005	412210	0035	4/21/04	\$440,000	1960	0	7	1954	5	19276	N	N	3203 103RD PL NE
005	438920	0876	6/9/05	\$1,150,000	1990	610	7	1986	3	12750	Y	N	9563 NE 1ST ST
005	192505	9124	12/9/04	\$750,000	2000	0	7	1955	5	24393	N	N	8831 NE 28TH ST
005	438920	1201	10/28/05	\$710,000	2000	0	7	1949	3	8568	N	N	9220 NE 5TH ST
005	758370	0075	10/23/03	\$505,000	2020	0	7	1946	4	12669	N	N	9190 NE 9TH ST
005	221050	0200	12/12/03	\$806,500	2080	0	7	1924	4	25600	N	N	1020 LAKE WASHINGTON BL NE
005	302505	9144	6/6/05	\$900,000	2140	790	7	1955	4	20112	N	N	2030 92ND AV NE
005	192505	9071	6/12/05	\$819,000	2150	0	7	1993	3	15681	N	N	9415 NE 30TH PL
005	542470	0210	7/3/03	\$887,000	2230	0	7	1949	4	11419	N	N	522 86TH AV NE
005	931390	0020	4/1/05	\$856,000	2280	0	7	1954	4	8220	N	N	8445 NE 9TH ST
005	326230	0855	10/7/05	\$949,000	2300	0	7	1951	5	12150	N	N	2610 78TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 33**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	410710	0240	9/15/04	\$859,500	2301	360	7	1997	4	18600	N	N	9605 NE 14TH ST
005	155210	0100	10/21/05	\$900,000	2310	1760	7	1953	3	14000	Y	N	9819 NE 13TH ST
005	249810	0035	1/26/05	\$780,000	2350	0	7	1988	3	11771	Y	N	9440 NE LAKE WASHINGTON BL
005	438920	0730	7/28/03	\$630,000	2500	0	7	1955	5	10880	N	N	715 98TH AV NE
005	412210	0065	4/7/03	\$410,000	1030	1030	8	2001	3	19936	Y	N	3265 103RD PL NE
005	247270	0110	11/15/05	\$585,000	1040	720	8	1981	3	13270	N	N	8004 NE 28TH ST
005	247270	0130	4/12/04	\$324,000	1080	480	8	1981	4	12000	N	N	8034 NE 28TH ST
005	542570	0135	11/11/04	\$485,000	1100	0	8	1952	4	9382	N	N	8015 NE 28TH ST
005	542630	0060	1/13/04	\$548,000	1150	1150	8	1963	4	16050	N	N	8080 NE 24TH ST
005	410710	0102	7/3/05	\$700,000	1170	0	8	1952	4	15435	Y	N	1456 92ND AV NE
005	326230	1492	10/10/03	\$591,000	1210	380	8	1972	3	10800	N	N	2445 80TH AV NE
005	326230	0020	5/1/03	\$820,000	1370	1150	8	1970	4	16074	N	N	2740 EVERGREEN POINT RD
005	896480	0575	7/28/03	\$565,000	1370	0	8	1949	3	10962	N	N	9668 EVERGREEN DR
005	165150	0005	6/10/05	\$500,000	1390	0	8	1951	4	10200	N	N	3029 92ND AV NE
005	896480	0745	9/18/04	\$600,000	1400	0	8	1951	3	12150	N	N	9322 SUNSET WY
005	410710	0285	7/22/05	\$457,000	1410	1410	8	1967	4	11340	N	N	9825 NE 14TH ST
005	201870	0015	11/16/04	\$799,000	1450	0	8	1976	3	19338	N	N	8216 OVERLAKE DR W
005	410710	0104	5/3/05	\$850,000	1460	0	8	1951	4	15582	Y	N	1444 92ND AV NE
005	896480	0325	5/19/04	\$625,000	1480	0	8	1953	4	13905	N	N	1034 BELFAIR RD
005	896480	0325	12/23/04	\$684,500	1480	0	8	1953	4	13905	N	N	1034 BELFAIR RD
005	896480	0325	5/4/05	\$850,000	1480	0	8	1953	4	13905	N	N	1034 BELFAIR RD
005	896480	0305	10/18/05	\$1,184,000	1490	0	8	1950	3	11120	N	N	9888 VINEYARD CREST
005	165150	0025	2/14/03	\$479,000	1510	0	8	1952	4	13560	N	N	3006 92ND PL NE
005	302505	9165	4/4/03	\$720,000	1520	730	8	1963	4	20051	Y	N	2034 92ND AV NE
005	644730	0175	3/11/05	\$1,250,000	1520	1000	8	1949	5	11808	Y	N	8477 RIDGE RD
005	412290	0040	4/27/05	\$769,000	1530	1100	8	1961	4	20235	N	N	9620 NE 34TH ST
005	896480	0330	8/17/05	\$800,000	1530	0	8	1951	3	15408	N	N	1024 BELFAIR RD
005	896480	0240	3/8/05	\$900,000	1550	670	8	1949	5	9202	Y	N	9813 HILLTOP RD
005	054010	0085	7/18/03	\$545,000	1560	740	8	1977	4	29000	N	N	9018 NE POINTS DR
005	054010	0085	4/26/05	\$770,000	1560	740	8	1977	4	29000	N	N	9018 NE POINTS DR
005	207900	0060	10/28/05	\$830,000	1560	200	8	1977	3	20098	N	N	3421 96TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 33**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	896480	0275	8/10/04	\$737,000	1560	0	8	1950	4	10664	Y	N	9841 VINEYARD CREST
005	896480	0275	8/10/05	\$940,000	1560	0	8	1950	4	10664	Y	N	9841 VINEYARD CREST
005	155210	0050	7/27/05	\$760,000	1570	0	8	1958	3	12210	Y	N	1343 98TH AV NE
005	412230	0130	8/14/03	\$600,000	1570	1450	8	1956	4	20835	N	N	3212 99TH AV NE
005	542630	0020	3/31/03	\$462,500	1590	0	8	1954	4	8625	N	N	2452 80TH AV NE
005	546130	0020	8/2/05	\$1,475,000	1590	1590	8	1959	3	19292	Y	N	9123 NE 19TH ST
005	180200	0050	11/23/04	\$900,000	1600	410	8	2000	3	20115	N	N	2219 95TH AV NE
005	412230	0115	5/13/03	\$565,000	1600	1400	8	1956	4	18701	N	N	3238 99TH AV NE
005	542570	0020	2/25/05	\$570,000	1600	0	8	1962	4	11550	N	N	2436 82ND AV NE
005	201870	0136	12/10/04	\$875,000	1630	630	8	1963	5	10300	N	N	8224 OVERLAKE DR W
005	302505	9118	7/17/03	\$880,000	1630	1490	8	1950	4	10890	Y	N	1745 92ND AV NE
005	896480	0495	11/15/03	\$527,000	1630	0	8	1951	3	13970	N	N	9850 BELFAIR RD
005	383550	2815	4/12/05	\$830,000	1640	1340	8	1954	4	9930	Y	N	8809 NE 2ND PL
005	362504	9063	1/9/03	\$821,600	1650	1260	8	1967	3	16215	N	N	7702 OVERLAKE DR W
005	549400	0010	1/21/03	\$640,000	1650	1070	8	1969	4	10001	Y	N	5 94TH PL NE
005	886100	0245	10/19/04	\$740,000	1650	850	8	2004	3	11190	N	N	10214 NE 30TH PL
005	896480	0395	10/12/05	\$1,295,000	1670	1670	8	1951	4	9775	Y	N	9856 NE 12TH ST
005	256630	0080	12/8/03	\$605,000	1700	0	8	1955	3	12091	N	N	9520 NE 16TH ST
005	383550	0246	10/8/03	\$610,000	1710	0	8	1947	4	14850	N	N	1025 91ST AV NE
005	383550	0246	5/5/05	\$850,000	1710	0	8	1947	4	14850	N	N	1025 91ST AV NE
005	542570	0025	5/27/03	\$480,000	1710	1500	8	1967	3	14208	N	N	8255 NE 26TH ST
005	932380	0070	1/30/04	\$800,000	1710	0	8	1963	3	7050	Y	N	1628 90TH AV NE
005	932380	0105	12/28/05	\$995,000	1720	860	8	1964	4	10285	N	N	9101 NE 16TH ST
005	155210	0010	6/4/03	\$575,000	1730	0	8	1953	3	18585	Y	N	1320 97TH AV NE
005	165150	0040	5/22/03	\$429,950	1730	0	8	1951	4	11920	N	N	3028 92ND PL NE
005	252504	9157	12/12/05	\$1,075,000	1730	690	8	1955	3	9120	N	N	1017 84TH AV NE
005	207900	0070	8/17/05	\$835,000	1740	1810	8	1978	4	20017	N	N	3431 96TH AV NE
005	896480	0505	5/21/03	\$575,000	1760	0	8	1950	4	12376	N	N	9830 BELFAIR RD
005	896480	0505	6/24/04	\$585,000	1760	0	8	1950	4	12376	N	N	9830 BELFAIR RD
005	896480	0505	12/17/04	\$650,000	1760	0	8	1950	4	12376	N	N	9830 BELFAIR RD
005	412250	0005	12/30/04	\$859,400	1770	1710	8	1957	3	17147	Y	N	3251 99TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 33**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	896480	0710	4/26/04	\$585,000	1780	0	8	1948	3	10800	N	N	1012 SUNSET WY
005	165600	0020	10/20/03	\$620,000	1790	740	8	1976	4	19000	N	N	2605 92ND AV NE
005	256630	0045	5/24/05	\$750,000	1790	770	8	1960	4	11463	N	N	9441 NE 16TH ST
005	302530	0155	6/4/03	\$775,000	1800	0	8	1967	3	19845	N	N	7631 NE 14TH ST
005	438920	0850	9/14/04	\$695,000	1800	0	8	1978	3	12750	Y	N	9544 NE LAKE WASHINGTON BL
005	896480	0730	4/28/05	\$654,750	1810	0	8	1950	3	9600	N	N	924 SUNSET WY
005	808490	0185	6/17/03	\$530,000	1820	0	8	1952	4	16200	N	N	9220 NE 24TH ST
005	896480	0185	8/12/05	\$1,600,000	1830	1580	8	1953	4	12780	Y	N	9628 HILLTOP RD
005	896480	0375	5/16/03	\$646,100	1830	0	8	1953	4	13200	N	N	9830 BELFAIR LN
005	896480	0605	9/26/03	\$699,000	1830	0	8	1950	4	9594	Y	N	9620 EVERGREEN DR
005	896480	1030	8/13/05	\$907,000	1840	0	8	1953	5	13200	N	N	807 PARK RD
005	252504	9195	5/20/05	\$820,000	1860	0	8	1992	3	9338	N	N	1049 84TH AV NE
005	256630	0110	10/7/05	\$1,100,000	1880	1500	8	1995	3	9765	Y	N	9421 NE 18TH ST
005	644730	0085	10/27/04	\$1,045,000	1880	1230	8	1950	4	12320	Y	N	8435 NE 3RD ST
005	644730	0085	12/15/05	\$1,237,500	1880	1230	8	1950	4	12320	Y	N	8435 NE 3RD ST
005	896480	0430	5/21/03	\$550,000	1890	0	8	1990	3	10146	N	N	9847 BELFAIR RD
005	896480	0430	5/23/05	\$840,000	1890	0	8	1990	3	10146	N	N	9847 BELFAIR RD
005	542570	0210	8/5/04	\$645,000	1910	0	8	1963	4	19201	N	N	2625 82ND AV NE
005	808490	0070	4/19/05	\$1,050,000	1930	910	8	1967	4	17664	Y	N	9201 NE 26TH ST
005	644730	0365	12/8/03	\$725,000	1950	0	8	1956	3	14600	N	N	107 OVERLAKE DR E
005	932030	0190	10/5/05	\$800,000	1950	0	8	1964	4	20502	N	N	1610 85TH AV NE
005	808540	0165	3/22/04	\$790,000	1960	970	8	1957	4	16320	N	N	9827 NE 31ST ST
005	412290	0170	4/27/04	\$929,000	2020	810	8	1960	5	18967	N	N	9611 NE 34TH ST
005	221050	0227	12/27/04	\$551,000	2030	0	8	1954	4	10455	N	N	1031 NE LAKE WASHINGTON BL
005	542570	0125	4/20/04	\$649,000	2050	0	8	1981	3	8300	N	N	2646 80TH AV NE
005	412290	0150	1/7/05	\$739,000	2060	1200	8	1974	4	25297	N	N	9625 NE 34TH ST
005	542570	0030	11/29/04	\$650,000	2070	0	8	1963	4	18036	N	N	8245 NE 26TH ST
005	896480	0720	5/20/04	\$667,000	2080	0	8	1992	3	10200	N	N	938 SUNSET WY
005	438920	0846	11/4/04	\$739,000	2090	0	8	1983	3	13600	Y	N	9536 NE LAKE WASHINGTON BL
005	808490	0195	9/29/04	\$1,085,000	2090	1920	8	1990	3	16200	N	N	9320 NE 24TH ST
005	896480	0725	1/24/03	\$630,000	2100	0	8	1949	3	9600	N	N	930 SUNSET WY

***Improved Sales Used in this Annual Update Analysis***  
**Area 33**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
005	302530	0280	6/30/04	\$1,065,000	2140	0	8	1991	4	10206	N	N	7622 NE 14TH ST
005	326230	1585	9/26/03	\$612,000	2150	0	8	1953	4	10800	N	N	2629 80TH AV NE
005	155210	0095	2/4/05	\$1,100,000	2160	810	8	1953	4	12320	Y	N	9811 NE 13TH ST
005	542630	0010	7/12/04	\$815,000	2180	850	8	1983	3	12000	N	N	2606 80TH AV NE
005	221050	0201	5/31/04	\$550,000	2190	0	8	1977	3	16900	N	N	8670 NE 10TH ST
005	808490	0200	3/8/04	\$950,000	2200	1180	8	1990	3	16200	N	N	2401 94TH AV NE
005	896480	0620	6/3/04	\$829,000	2210	0	8	1953	3	12360	Y	N	1016 94TH AV NE
005	896480	0770	7/27/04	\$980,000	2220	0	8	1998	3	10800	N	N	917 EVERGREEN DR
005	256630	0055	10/7/03	\$739,000	2230	0	8	1954	5	13584	N	N	1720 95TH AV NE
005	256630	0060	4/7/05	\$875,000	2250	0	8	1953	4	13204	N	N	9419 NE 17TH ST
005	542570	0026	4/25/03	\$640,000	2320	0	8	1963	4	20400	N	N	8240 NE 25TH ST
005	542570	0026	8/20/04	\$820,000	2320	0	8	1963	4	20400	N	N	8240 NE 25TH ST
005	256630	0030	6/24/03	\$790,000	2330	1060	8	1956	4	11550	N	N	9425 NE 16TH ST
005	412290	0160	2/8/05	\$650,000	2330	310	8	1961	4	21543	N	N	9615 NE 34TH ST
005	896480	0470	3/5/03	\$905,000	2330	0	8	2001	3	13500	Y	N	9833 BELFAIR LN
005	192505	9199	5/18/04	\$835,000	2340	0	8	1970	4	12920	N	N	9401 NE 32ND ST
005	326230	0530	12/9/03	\$606,000	2390	0	8	1977	3	8119	N	N	2222 77TH AV NE
005	412230	0035	11/3/04	\$950,000	2470	1680	8	1963	4	17965	N	N	10043 NE 33RD ST
005	165180	0310	7/24/03	\$575,000	2480	0	8	1968	3	20600	N	N	1500 86TH AV NE
005	808440	0385	5/25/05	\$940,000	2490	0	8	1994	3	10125	N	N	9630 NE 27TH ST
005	221050	0052	4/8/03	\$613,500	2530	0	8	1957	4	11130	N	N	958 87TH AV NE
005	326230	1490	7/15/03	\$750,000	2590	0	8	2000	3	10800	N	N	2443 80TH AV NE
005	187290	0025	6/24/04	\$692,000	2650	0	8	1976	3	18750	N	N	9021 NE 1ST ST
005	054010	0551	5/27/05	\$875,000	2680	0	8	1991	3	30030	N	N	8830 NE 28TH ST
005	410710	0221	12/20/05	\$1,300,000	2730	0	8	1948	5	20196	Y	N	9439 NE 14TH ST
005	105100	0050	7/25/03	\$750,000	2870	0	8	1969	4	19986	N	N	3200 95TH PL NE
005	326230	0235	8/21/03	\$805,000	2870	0	8	1962	4	16238	N	N	2222 76TH AV NE
005	410710	0182	6/11/04	\$825,000	2900	0	8	1988	3	18480	Y	N	9244 NE 13TH ST
005	302505	9007	5/5/03	\$1,100,000	2920	0	8	1970	5	30325	N	N	9430 NE 21ST PL
005	542470	0110	8/19/04	\$1,275,000	2920	0	8	1946	4	12420	N	N	620 86TH AV NE
005	254070	0150	10/26/05	\$1,210,000	2924	0	8	1999	4	16080	N	N	8607 NE 12TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 33**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
005	302505	9097	9/27/04	\$960,000	2950	0	8	1951	4	20592	N	N	2306 92ND AV NE
005	180200	0080	3/12/03	\$730,000	2980	860	8	1965	5	22336	N	N	2224 95TH AV NE
005	412210	0125	8/25/05	\$772,000	2980	0	8	1955	4	12821	N	N	3118 103RD AV NE
005	165350	0070	3/21/05	\$710,000	3300	0	8	1953	4	12040	N	N	9155 NE 21ST PL
005	256630	0005	10/28/03	\$900,000	3520	0	8	1955	4	15756	Y	N	1755 94TH AV NE
005	542680	0020	6/22/04	\$725,000	1260	1240	9	1974	3	5888	N	N	1220 80TH PL NE
005	542680	0040	9/28/04	\$695,000	1340	1330	9	1974	3	4960	N	N	1240 80TH PL NE
005	412270	0140	12/29/05	\$730,000	1350	1110	9	1978	4	15338	Y	N	9840 NE 34TH ST
005	644760	0020	6/4/03	\$799,500	1600	1220	9	1967	4	13475	Y	N	2413 88TH AV NE
005	302530	0207	11/13/03	\$810,000	1640	800	9	1987	3	9903	Y	N	1427 80TH AV NE
005	302530	0207	5/27/04	\$985,000	1640	800	9	1987	3	9903	Y	N	1427 80TH AV NE
005	410710	0190	4/25/03	\$900,000	1680	1600	9	1951	4	14850	Y	N	9259 NE 14TH ST
005	644860	0050	3/9/04	\$740,000	1680	1200	9	1963	4	20520	N	N	8436 NE 19TH ST
005	808540	0085	8/5/04	\$864,000	1740	1560	9	1963	4	16200	N	N	9620 NE 31ST ST
005	929090	0030	8/27/04	\$699,000	1750	1300	9	1968	4	20250	N	N	8703 NE 21ST ST
005	929090	0030	3/9/05	\$865,000	1750	1300	9	1968	4	20250	N	N	8703 NE 21ST ST
005	201870	0185	4/22/05	\$1,380,000	1770	1000	9	2003	3	10812	Y	N	411 84TH AV NE
005	896480	0635	2/25/03	\$1,300,000	1780	1140	9	2000	3	12502	Y	N	9421 VINEYARD CREST
005	192505	9270	3/11/05	\$628,500	1780	1740	9	1996	3	51366	N	N	9632 NE 35TH PL
005	221050	0014	3/9/04	\$735,000	1790	1530	9	1997	3	15100	Y	N	806 84TH AV NE
005	808540	0095	4/2/05	\$768,000	1790	1440	9	1965	4	16200	Y	N	9644 NE 31ST ST
005	931560	0160	8/5/04	\$942,000	1790	1560	9	1968	4	20140	N	N	8435 NE 22ND PL
005	808540	0335	9/5/03	\$1,099,000	1800	1580	9	1959	4	16320	Y	N	9620 NE 28TH ST
005	808540	0335	7/7/05	\$1,350,000	1800	1580	9	1959	4	16320	Y	N	9620 NE 28TH ST
005	896480	0885	3/30/05	\$1,100,000	1840	0	9	1950	4	11250	Y	N	9368 VINEYARD CREST
005	644860	0110	7/31/03	\$899,000	1880	1440	9	1963	4	20298	N	N	1801 86TH AV NE
005	412270	0120	8/25/04	\$525,000	1890	950	9	1978	4	13294	Y	N	9910 NE 34TH ST
005	931570	0020	10/11/04	\$850,000	1920	1920	9	1969	4	19470	N	N	8623 NE 24TH ST
005	931560	0110	4/16/04	\$668,000	1940	580	9	1964	4	14186	N	N	8416 NE 21ST PL
005	896480	0020	3/24/05	\$925,000	2010	0	9	1950	3	14500	Y	N	9641 HILLTOP RD
005	932030	0150	9/8/03	\$1,399,000	2030	1990	9	1998	3	20400	N	N	1631 86TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 33**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	165180	0010	10/1/04	\$691,500	2050	0	9	1966	4	21600	N	N	1509 85TH AV NE
005	165180	0430	3/9/05	\$1,350,000	2110	1840	9	1992	3	20100	N	N	1461 88TH AV NE
005	546130	0250	4/26/05	\$1,320,000	2120	1500	9	1958	5	20196	Y	N	9020 NE 19TH ST
005	896480	0910	4/1/03	\$697,500	2130	0	9	1992	3	10400	N	N	913 SUNSET WY
005	896480	0910	10/18/05	\$1,099,500	2130	0	9	1992	3	10400	N	N	913 SUNSET WY
005	932030	0070	5/4/05	\$999,000	2130	1450	9	1965	4	18175	Y	N	8628 NE 17TH PL
005	931560	0060	3/17/05	\$935,000	2170	1570	9	1965	4	20140	N	N	8435 NE 21ST PL
005	025160	0080	12/19/05	\$1,400,000	2210	1680	9	1974	4	20008	Y	N	9404 NE 26TH ST
005	410710	0120	2/13/04	\$1,100,000	2210	0	9	1955	3	22876	Y	N	1436 92ND AV NE
005	932020	0040	3/3/05	\$1,402,000	2220	2210	9	1964	5	19706	N	N	1701 86TH AV NE
005	302505	9186	6/7/05	\$1,960,400	2250	1930	9	1979	4	19602	Y	N	1432 88TH AV NE
005	192505	9107	7/10/03	\$675,000	2300	0	9	1995	3	8370	N	N	9411 NE 32ND ST
005	410710	0262	5/17/05	\$995,000	2310	0	9	1979	5	10125	Y	N	9707 NE 14TH ST
005	932030	0100	7/16/04	\$1,300,000	2320	2600	9	1965	5	17400	Y	N	8651 NE 17TH ST
005	063200	0130	10/5/04	\$1,050,000	2360	2030	9	1949	4	19727	Y	N	9250 NE 19TH ST
005	063200	0130	8/9/05	\$1,300,000	2360	2030	9	1949	4	19727	Y	N	9250 NE 19TH ST
005	187290	0006	12/19/05	\$550,000	2360	0	9	1948	3	9000	N	N	844 NE LAKE WASHINGTON BL
005	438920	0852	6/18/03	\$1,000,000	2370	2180	9	1968	4	12750	Y	N	9547 NE 1ST ST
005	931560	0150	6/29/05	\$855,000	2370	1520	9	1965	4	20140	N	N	2131 86TH AV NE
005	383550	2544	4/1/05	\$1,475,000	2380	2140	9	1977	4	17824	N	N	329 OVERLAKE DR E
005	383550	2544	10/13/05	\$1,486,000	2380	2140	9	1977	4	17824	N	N	329 OVERLAKE DR E
005	025150	0290	6/8/04	\$885,000	2400	0	9	1972	4	18600	Y	Y	2806 93RD AV NE
005	025150	0280	3/24/05	\$833,500	2410	0	9	1973	4	21250	N	N	9201 NE 28TH PL
005	438920	0999	5/1/05	\$875,000	2430	0	9	1987	3	10134	N	N	524 96TH AV NE
005	094260	0015	10/1/04	\$883,750	2460	0	9	1959	3	20160	Y	N	9500 NE 18TH ST
005	546130	0330	6/29/05	\$1,495,000	2460	0	9	1956	4	22344	Y	N	9120 NE 19TH ST
005	180300	0010	10/5/04	\$1,100,000	2480	850	9	1993	3	20020	N	N	9033 NE 22ND PL
005	931560	0090	3/31/04	\$695,000	2490	0	9	1968	4	12750	N	N	8411 NE 21ST PL
005	201870	0195	4/16/03	\$920,000	2510	780	9	1977	3	15137	Y	N	405 84TH AV NE
005	438920	1128	4/1/04	\$900,000	2520	1650	9	1962	4	15600	Y	N	9419 NE 5TH ST
005	542570	0205	5/24/05	\$1,050,000	2550	1910	9	1994	3	14700	N	N	2605 82ND AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 33**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	542680	0060	2/25/04	\$645,000	2550	0	9	1974	3	5287	N	N	1260 80TH PL NE
005	542680	0060	11/1/04	\$715,000	2550	0	9	1974	3	5287	N	N	1260 80TH PL NE
005	931560	0120	6/7/05	\$975,000	2550	0	9	1964	4	20140	N	N	8426 NE 21ST PL
005	326230	0215	1/30/04	\$795,000	2580	0	9	1977	4	16238	N	N	2240 EVERGREEN POINT RD
005	896480	0050	12/17/03	\$745,000	2580	0	9	1951	3	15035	Y	N	9630 HILLTOP RD
005	362504	9106	10/13/03	\$749,000	2600	0	9	1969	4	12913	N	N	7748 OVERLAKE DR W
005	362504	9106	6/15/04	\$795,000	2600	0	9	1969	4	12913	N	N	7748 OVERLAKE DR W
005	165180	0210	3/8/04	\$855,000	2610	0	9	1967	4	20115	N	N	1307 86TH AV NE
005	644730	0225	8/6/03	\$1,350,000	2620	0	9	1949	4	17919	Y	N	8404 NE 3RD ST
005	542680	0050	5/30/03	\$860,000	2680	0	9	1974	4	5291	N	N	1250 80TH PL NE
005	546130	0220	4/8/05	\$1,300,000	2690	0	9	1957	4	17550	Y	N	8912 NE 19TH ST
005	542470	0240	4/26/05	\$1,675,000	2710	870	9	1987	5	25912	Y	N	600 84TH AV NE
005	247000	0120	9/22/05	\$1,190,000	2760	0	9	1968	4	24206	N	N	2001 77TH AV NE
005	932380	0110	2/2/05	\$1,545,000	2850	500	9	1968	5	14520	Y	N	9037 NE 16TH ST
005	252504	9146	2/4/05	\$1,100,000	2900	0	9	2003	3	8424	N	N	7615 NE 12TH ST
005	252504	9146	5/4/05	\$1,310,000	2900	0	9	2003	3	8424	N	N	7615 NE 12TH ST
005	054010	0854	9/22/04	\$690,000	2922	0	9	2000	3	25400	Y	N	8580 NE 28TH ST
005	896480	0840	6/28/05	\$1,200,000	2980	0	9	1999	3	11680	N	N	1047 SUNSET WY
005	362504	9041	6/24/05	\$1,235,000	2990	0	9	1995	3	10000	N	N	7614 OVERLAKE DR W
005	542710	0140	8/8/05	\$1,002,500	3020	0	9	1979	4	12750	N	N	2507 MEDINA CIR
005	808490	0055	6/10/04	\$1,310,000	3020	1000	9	1998	3	16560	Y	N	2509 94TH AV NE
005	644730	0265	8/4/03	\$1,100,000	3120	0	9	1960	4	16573	N	N	515 87TH AV NE
005	886100	0230	4/14/05	\$1,185,000	3130	1730	9	2004	3	12464	N	N	10052 NE 30TH PL
005	302505	9087	10/17/05	\$1,425,000	3160	1580	9	1964	4	20390	N	N	2034 94TH AV NE
005	165190	0180	2/25/05	\$950,000	3240	0	9	1978	5	20525	N	N	2505 85TH AV NE
005	383550	2628	5/5/03	\$870,000	3250	0	9	1984	3	18580	N	N	8740 NE 2ND PL
005	932030	0030	7/19/04	\$1,250,000	3410	0	9	1968	5	22310	Y	N	8641 NE 17TH PL
005	252504	9254	11/12/03	\$1,060,000	3430	0	9	1979	3	19816	N	N	7816 NE 8TH ST
005	932030	0120	10/11/05	\$1,200,000	3550	0	9	1969	5	19035	N	N	1628 86TH AV NE
005	438920	0685	5/3/05	\$1,439,000	4200	0	9	2004	3	12784	N	N	703 99TH AV NE
005	255900	0010	7/26/04	\$1,150,000	4350	0	9	1964	4	20188	Y	N	2325 92ND AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 33**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
005	929090	0210	12/2/03	\$790,000	1380	1280	10	1966	4	19890	N	N	8620 NE 20TH ST
005	644860	0150	8/15/05	\$1,325,000	1760	1360	10	1964	4	20075	N	N	8649 NE 20TH ST
005	165190	0130	5/1/03	\$665,000	1810	660	10	1977	4	23730	N	N	8520 NE 26TH ST
005	438920	0786	2/14/04	\$1,075,000	1900	1900	10	1959	5	9900	Y	N	9401 NE 1ST ST
005	438920	0786	4/13/05	\$1,270,000	1900	1900	10	1959	5	9900	Y	N	9401 NE 1ST ST
005	438920	0786	10/21/05	\$1,350,000	1900	1900	10	1959	5	9900	Y	N	9401 NE 1ST ST
005	931570	0010	6/22/04	\$920,000	1900	1610	10	1976	4	20040	N	N	8619 NE 24TH ST
005	808540	0301	12/2/05	\$1,180,000	1970	1320	10	1992	3	8504	Y	N	2901 98TH AV NE
005	412290	0020	10/26/05	\$1,010,000	2020	1420	10	2001	3	20001	Y	N	3418 96TH AV NE
005	317460	0030	4/16/03	\$695,000	2070	620	10	1982	3	24000	N	N	2715 84TH PL NE
005	410710	0144	12/30/04	\$1,120,000	2120	1020	10	1997	3	10824	Y	N	1344 92ND AV NE
005	890762	0050	10/17/05	\$1,085,000	2160	2060	10	1976	4	20800	Y	N	1216 89TH AV NE
005	929090	0130	5/12/05	\$920,000	2180	1030	10	1967	4	17800	N	N	8620 NE 21ST PL
005	644860	0210	8/13/04	\$1,000,000	2230	1150	10	1963	4	20220	N	N	8601 NE 19TH ST
005	302530	0186	7/1/03	\$1,150,000	2290	1480	10	1988	3	16006	N	N	7675 NE 14TH ST
005	546130	0110	7/10/03	\$1,310,000	2420	1760	10	1992	3	12388	Y	N	1815 90TH PL NE
005	192505	9007	7/28/03	\$815,000	2440	0	10	1986	3	20559	N	N	3216 93RD PL NE
005	955740	0140	4/1/05	\$855,000	2500	0	10	1967	4	20000	N	N	2621 86TH AV NE
005	025150	0060	9/30/04	\$1,050,000	2590	0	10	1967	4	31150	Y	N	2817 95TH AV NE
005	410710	0140	2/26/03	\$1,675,000	2625	2105	10	2000	3	15416	Y	N	9227 NE 14TH ST
005	410710	0204	2/1/05	\$1,300,000	2630	1230	10	1975	4	17820	Y	N	9409 NE 14TH ST
005	644860	0190	4/4/05	\$1,130,000	2680	650	10	1965	4	27809	N	N	8624 NE 19TH ST
005	542711	0050	7/14/03	\$790,400	2700	0	10	1984	3	16002	N	N	2555 MEDINA CIR
005	542711	0040	2/9/04	\$729,000	2740	0	10	1984	3	16007	N	N	2557 MEDINA CIR
005	542711	0040	2/3/05	\$825,000	2740	0	10	1984	3	16007	N	N	2557 MEDINA CIR
005	221050	0008	6/14/05	\$1,138,000	2750	480	10	1987	4	15210	Y	N	802 84TH AV NE
005	896480	0145	6/10/05	\$1,140,000	2790	0	10	1952	3	12192	Y	N	9428 VINEYARD CREST
005	165150	0045	8/23/05	\$1,089,000	2840	0	10	2001	3	14700	N	N	3040 92ND PL NE
005	302505	9130	7/10/03	\$1,080,000	2845	0	10	2001	3	13068	Y	N	9120 NE 17TH ST
005	302505	9130	11/29/05	\$1,625,000	2845	0	10	2001	3	13068	Y	N	9120 NE 17TH ST
005	254070	0257	4/28/03	\$730,000	2860	0	10	1984	3	16476	N	N	8428 NE 10TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 33**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	383550	2230	5/11/05	\$3,150,000	2860	2500	10	2002	3	17160	Y	N	518 UPLAND RD
005	054010	0057	10/15/04	\$760,000	2940	310	10	1989	5	10949	N	N	9033 NE 32ND ST
005	165150	0080	5/28/03	\$950,000	2950	0	10	2003	3	7800	N	N	3039 92ND PL NE
005	500650	0030	7/19/04	\$1,500,000	2950	1940	10	1974	4	20083	Y	N	9242 NE 14TH ST
005	165190	0150	6/17/04	\$915,000	2960	0	10	1983	5	22715	N	N	2535 85TH AV NE
005	808540	0005	6/15/04	\$900,000	3000	0	10	1988	3	15795	N	N	3115 100TH AV NE
005	808440	0055	12/3/03	\$1,160,000	3020	0	10	2002	3	14175	N	N	2411 98TH AV NE
005	165150	0075	9/18/03	\$1,075,000	3080	0	10	2003	3	7800	N	N	3031 92ND PL NE
005	896480	0135	1/5/04	\$1,395,000	3080	0	10	1999	3	12635	Y	N	9500 VINEYARD CREST
005	929090	0080	1/21/04	\$1,110,000	3100	0	10	1968	4	17550	Y	N	2115 88TH AV NE
005	317460	0020	8/8/03	\$745,000	3110	0	10	1982	4	19995	N	N	8410 NE 27TH PL
005	252504	9168	5/12/05	\$1,250,000	3270	0	10	2001	3	14700	N	N	811 82ND AV NE
005	955740	0080	7/23/05	\$979,000	3300	0	10	1973	4	20648	N	N	8629 NE 26TH PL
005	542470	0035	10/20/05	\$2,200,000	3350	0	10	2001	3	11407	N	N	8446 NE 7TH ST
005	438920	0710	6/18/05	\$1,398,000	3380	0	10	2000	3	8568	N	N	720 98TH AV NE
005	808540	0125	6/2/03	\$1,000,000	3390	0	10	1984	3	16304	N	N	9617 NE 31ST ST
005	254070	0085	4/29/03	\$727,500	3410	0	10	1996	3	21870	N	N	1032 84TH AV NE
005	054010	0855	2/19/04	\$620,000	3430	0	10	1989	3	20400	Y	N	8550 NE 28TH ST
005	165190	0210	4/1/04	\$700,000	3440	0	10	1978	3	21130	N	N	8515 NE 25TH ST
005	025150	0040	4/2/04	\$899,900	3460	0	10	1977	3	22425	N	N	2812 94TH AV NE
005	252504	9211	1/27/04	\$1,240,000	3510	0	10	2003	3	9520	N	N	816 82ND AV NE
005	025150	0010	11/19/05	\$1,865,000	3520	0	10	1998	3	22148	Y	N	2809 96TH AV NE
005	644730	0275	6/7/04	\$1,899,130	3590	740	10	1983	3	16000	Y	N	8422 RIDGE RD
005	247010	0170	3/10/05	\$2,175,000	3600	1150	10	1965	4	29523	Y	N	2242 79TH AV NE
005	438920	0660	6/9/04	\$1,445,000	3600	0	10	2001	3	8568	N	N	523 99TH AV NE
005	247010	0150	11/8/05	\$2,000,000	3650	0	10	1965	4	24822	N	N	7915 NE 22ND ST
005	808440	0401	10/6/04	\$1,450,000	3680	0	10	2004	3	9450	N	N	9710 NE 27TH ST
005	221050	0012	8/5/03	\$1,310,000	3780	0	10	1994	3	19078	N	N	836 84TH AV NE
005	932030	0010	8/10/04	\$1,617,000	3780	0	10	1965	5	28223	Y	N	8670 NE 17TH ST
005	090000	0020	1/9/03	\$1,212,000	3810	1360	10	1998	3	19985	Y	N	2064 89TH AV NE
005	247000	0090	5/23/05	\$1,350,000	3810	0	10	1969	4	25493	N	N	1849 77TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 33**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
005	808490	0145	7/8/04	\$1,292,500	3830	0	10	1998	3	16202	N	N	9420 NE 24TH ST
005	808490	0145	5/5/05	\$1,425,000	3830	0	10	1998	3	16202	N	N	9420 NE 24TH ST
005	302505	9115	1/14/05	\$1,500,000	3840	0	10	2005	3	11364	N	N	9460 NE 20TH ST
005	362504	9105	6/1/05	\$2,376,000	3890	0	10	2000	3	18831	N	N	7620 OVERLAKE DR W
005	302505	9072	4/4/05	\$1,050,000	3910	0	10	2003	3	22710	N	N	2108 92ND AV NE
005	165180	0120	11/24/04	\$1,110,000	4080	0	10	1988	4	22050	Y	N	8519 NE 15TH ST
005	302530	0265	1/12/04	\$1,475,000	4090	0	10	1984	3	21810	N	N	7660 NE 14TH ST
005	326230	0410	2/16/05	\$1,700,000	4150	0	10	1980	4	16236	N	N	2042 77TH AV NE
005	201870	0030	8/11/04	\$1,625,000	4330	0	10	1987	4	16574	N	N	624 81ST AV NE
005	383550	0015	8/4/03	\$1,381,500	4360	0	10	2003	3	10500	N	N	1050 91ST AV NE
005	247000	0220	7/28/04	\$1,650,000	4400	0	10	1968	4	23754	Y	N	1864 77TH AV NE
005	808490	0110	5/11/04	\$1,689,000	4520	0	10	2004	3	16200	N	N	9445 NE 25TH ST
005	192505	9072	7/26/04	\$1,795,000	4830	0	10	2004	3	16552	N	N	9525 NE 30TH PL
005	302530	0380	8/18/03	\$1,000,000	2420	0	11	1974	3	19852	Y	N	7777 NE 16TH ST
005	808490	0080	9/4/03	\$1,061,000	2450	1090	11	1968	4	17415	Y	N	9210 NE 25TH ST
005	025162	0140	7/19/05	\$1,300,000	2470	1320	11	1976	4	20300	Y	N	2719 95TH AV NE
005	064320	0010	9/22/04	\$1,672,500	2560	1680	11	1985	3	20002	Y	N	2410 91ST PL NE
005	025162	0190	4/17/03	\$890,000	2600	0	11	1976	3	16500	Y	Y	2729 94TH AV NE
005	165180	0330	8/4/05	\$1,580,000	2610	1750	11	2001	3	21000	N	N	1446 86TH AV NE
005	438920	0471	5/28/04	\$1,650,000	2780	1430	11	1993	3	8000	Y	N	9855 NE 1ST ST
005	808540	0295	1/4/05	\$1,905,000	2850	1690	11	1985	5	16304	Y	N	9708 NE 29TH ST
005	932380	0075	12/19/03	\$2,700,000	3060	900	11	2001	3	12546	Y	N	1624 90TH AV NE
005	201870	0095	3/8/04	\$1,750,000	3080	0	11	1997	3	23384	N	N	8106 OVERLAKE DR W
005	302505	9058	6/26/03	\$1,180,000	3100	1390	11	1990	3	18082	N	N	2015 96TH AV NE
005	932380	0025	5/4/04	\$1,765,000	3100	0	11	1995	3	14190	Y	N	9006 NE 17TH ST
005	302505	9011	11/1/04	\$2,410,000	3110	3110	11	1998	3	20846	Y	N	1604 92ND AV NE
005	896480	0170	9/29/03	\$1,520,000	3120	1120	11	1987	3	14355	Y	N	9500 HILLTOP RD
005	165180	0400	8/18/05	\$2,500,000	3140	2550	11	2003	3	20500	N	N	1431 88TH AV NE
005	808440	0430	2/28/03	\$1,015,315	3180	0	11	2001	3	10125	N	N	9725 NE 28TH ST
005	808440	0430	6/8/05	\$1,400,000	3180	0	11	2001	3	10125	N	N	9725 NE 28TH ST
005	890760	0110	5/31/05	\$1,790,000	3200	1000	11	1966	5	23200	Y	N	8830 NE 14TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 33**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
005	326230	0735	12/17/03	\$1,300,000	3260	0	11	2003	3	8120	N	N	2625 77TH AV NE	
005	326230	0735	11/24/04	\$1,320,000	3260	0	11	2003	3	8120	N	N	2625 77TH AV NE	
005	302530	0367	9/17/03	\$1,375,000	3280	850	11	1998	3	19849	N	N	1556 77TH PL NE	
005	252504	9023	7/9/03	\$2,285,000	3290	3110	11	2001	3	24291	N	N	7831 NE 12TH ST	
005	302530	0370	10/26/05	\$1,350,000	3310	0	11	1967	4	19844	N	N	1564 77TH PL NE	
005	412250	0040	10/26/05	\$2,200,000	3330	1620	11	2004	3	20291	Y	N	3232 98TH AV NE	
005	326230	0005	5/16/05	\$1,359,000	3360	0	11	1990	3	16050	N	N	2790 EVERGREEN POINT RD	
005	410710	0305	4/7/05	\$1,150,000	3370	0	11	2001	3	6570	N	N	1219 100TH AV NE	
005	247020	0060	6/10/05	\$1,650,000	3510	0	11	1965	5	19975	N	N	1556 79TH PL NE	
005	221050	0006	12/14/05	\$1,535,000	3560	0	11	1997	3	18300	Y	N	842 84TH AV NE	
005	890762	0060	11/5/04	\$2,139,000	3610	1980	11	2004	3	16800	Y	N	8905 NE 13TH ST	
005	201870	0050	6/9/05	\$1,800,000	3660	0	11	1996	3	18498	N	N	8206 OVERLAKE DR W	
005	890760	0130	3/18/04	\$2,150,000	3660	2130	11	2001	3	19110	Y	N	8940 NE 14TH ST	
005	438920	1160	9/8/04	\$1,855,000	3830	1100	11	2003	3	8568	Y	N	713 95TH AV NE	
005	247010	0060	10/26/04	\$2,200,000	3840	0	11	1964	4	24911	Y	N	7841 NE 21ST ST	
005	980600	0040	4/23/03	\$1,110,000	3950	0	11	1984	4	20100	N	N	2720 91ST PL NE	
005	890762	0070	10/22/04	\$2,345,000	3980	1240	11	2004	3	19320	Y	N	8915 NE 13TH ST	
005	254070	0075	9/19/03	\$1,195,000	4080	0	11	1995	3	18141	N	N	1034 84TH AV NE	
005	438920	0981	2/5/04	\$1,290,000	4130	0	11	2003	3	8570	N	N	515 97TH AV NE	
005	302505	9006	12/21/04	\$1,825,000	4150	1500	11	1988	3	22570	N	N	2048 92ND AV NE	
005	326230	1085	7/19/03	\$1,300,000	4160	0	11	1982	4	16238	N	N	2233 79TH AV NE	
005	326230	0420	9/4/03	\$1,998,000	4180	0	11	1999	3	16236	N	N	2030 77TH AV NE	
005	326230	0420	6/20/05	\$2,175,000	4180	0	11	1999	3	16236	N	N	2030 77TH AV NE	
005	808490	0065	2/23/05	\$1,850,000	4290	0	11	1998	3	16560	Y	N	9219 NE 26TH ST	
005	928673	0040	7/23/03	\$1,150,000	4300	0	11	1979	4	19866	N	N	2301 88TH AV NE	
005	254070	0100	5/3/05	\$2,200,000	4320	966	11	1999	3	24000	N	N	8615 NE 12TH ST	
005	383550	2655	6/17/04	\$1,650,000	4530	0	11	1988	3	14406	Y	N	8812 NE 2ND PL	
005	252504	9118	6/4/03	\$1,515,000	4540	0	11	1998	3	11489	N	N	7828 NE 8TH ST	
005	254070	0111	12/1/03	\$1,500,000	4750	0	11	2001	3	16000	N	N	8629 LAKE WASHINGTON BL	
005	207900	0050	9/25/03	\$1,630,000	4790	0	11	2003	3	20299	N	N	3401 96TH AV NE	
005	192505	9066	8/21/03	\$1,150,000	4870	0	11	1989	3	20022	N	N	9207 NE 31ST ST	

***Improved Sales Used in this Annual Update Analysis***  
**Area 33**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
005	302505	9052	7/30/03	\$1,250,000	5120	0	11	2000	3	17924	Y	N	1622 92ND AV NE
005	410710	0192	7/28/05	\$2,300,000	5120	0	11	1990	3	18150	Y	N	9235 NE 14TH ST
005	644730	0285	2/24/04	\$2,000,000	6560	0	11	1986	3	19120	Y	N	425 86TH AV NE
005	896480	0760	6/9/05	\$2,225,000	2480	1800	12	2001	3	15455	Y	N	9358 EVERGREEN DR
005	890762	0020	12/7/05	\$1,335,000	2550	2450	12	1977	4	20000	N	N	8930 NE 13TH ST
005	438920	0787	3/1/04	\$2,250,000	2600	2460	12	2002	3	9900	Y	N	9406 LAKE WASHINGTON BL NE
005	896480	0890	8/19/04	\$2,247,850	2760	1800	12	1995	3	11375	Y	N	9357 HILLTOP RD
005	808490	0025	4/26/05	\$1,895,000	2790	2710	12	1988	3	16560	Y	N	9403 NE 26TH ST
005	896480	0080	10/29/03	\$2,447,500	2850	2850	12	2003	3	10920	Y	N	9425 HILLTOP RD
005	187290	0035	7/21/05	\$2,875,000	3320	3020	12	2005	3	17376	Y	N	9027 NE 1ST ST
005	644730	0160	6/23/04	\$1,900,000	3480	0	12	1991	3	11088	Y	N	8455 RIDGE RD
005	254070	0168	8/30/05	\$1,150,000	3490	0	12	1983	3	16306	N	N	8608 NE 10TH ST
005	808490	0090	1/5/04	\$2,400,000	3540	3040	12	2001	3	16200	Y	N	9234 NE 25TH ST
005	438920	1121	6/27/05	\$2,350,000	3850	1800	12	2004	3	7800	Y	N	9433 NE 5TH ST
005	252504	9199	6/17/05	\$2,250,000	4000	0	12	1999	3	16220	N	N	817 82ND AV NE
005	808440	0030	3/9/05	\$1,600,000	4070	0	12	2001	3	12825	N	N	9626 NE 24TH ST
005	808150	0020	3/23/05	\$2,450,000	4290	0	12	1984	4	21305	Y	N	9633 NE 30TH PL
005	808540	0320	3/16/04	\$2,550,000	4340	1130	12	2003	3	16320	Y	N	9621 NE 29TH ST
005	438920	0475	8/31/04	\$2,450,000	4900	0	12	2003	3	12750	Y	N	9822 NE LAKE WASHINGTON BL
005	326230	0100	7/1/04	\$2,150,000	5250	0	12	2003	3	16200	N	N	2500 EVERGREEN POINT RD
005	808440	0065	1/19/05	\$1,925,000	5390	0	12	2001	3	14175	N	N	2423 98TH AV NE
005	500650	0010	3/4/04	\$3,000,000	4800	2340	13	1988	3	36100	Y	N	9400 NE 14TH ST
005	192505	9175	6/6/03	\$2,220,000	5000	1020	13	2003	3	25918	N	N	3012 92ND AV NE
005	438920	1086	2/23/04	\$1,800,000	5620	760	13	1995	3	19810	N	N	9525 NE 5TH ST
005	644730	0290	5/15/03	\$3,250,000	6870	1830	13	1986	3	36537	Y	N	423 86TH AV NE
005	302505	9171	5/21/03	\$2,363,855	7650	3620	13	2003	3	18948	N	N	9215 NE 24TH ST
009	549220	0055	12/15/04	\$467,000	980	0	6	1961	4	10815	N	N	10047 SE 7TH ST
009	549220	0010	3/18/04	\$387,000	1070	630	6	1954	4	9500	N	N	10044 SE 7TH ST
009	386090	0121	6/11/03	\$310,000	1120	1120	6	1957	3	6639	N	N	1821 104TH AV SE
009	386090	0121	3/1/05	\$575,000	1120	1120	6	1957	3	6639	N	N	1821 104TH AV SE
009	066600	0230	6/2/03	\$375,950	1150	1040	6	1955	3	9944	N	N	10204 SE 8TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 33**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
009	066600	0230	6/9/04	\$454,000	1150	1040	6	1955	3	9944	N	N	10204 SE 8TH ST	
009	549220	0030	7/13/05	\$492,000	1320	0	6	1954	4	6860	N	N	10014 SE 7TH ST	
009	549220	0075	9/29/05	\$498,000	1340	190	6	1954	3	9500	N	N	10014 SE 8TH ST	
009	066600	0232	7/11/05	\$445,000	1390	0	6	1955	4	8249	N	N	10222 SE 8TH ST	
009	052405	9165	9/4/03	\$350,000	1010	0	7	1950	4	12197	N	N	1943 104TH AV SE	
009	062900	0730	6/8/05	\$720,000	1140	350	7	1947	4	9800	N	N	10609 SE 29TH ST	
009	082405	9177	3/7/04	\$568,000	1250	560	7	1953	4	6098	Y	N	2452 KILLARNEY WY	
009	234430	0116	9/9/03	\$558,900	1320	0	7	1999	3	9754	N	N	10515 SE 30TH ST	
009	052405	9132	3/19/03	\$597,000	1340	890	7	1950	4	10454	N	N	2001 104TH AV SE	
009	573960	1165	7/15/03	\$336,000	1350	620	7	1959	3	10800	N	N	830 102ND AV SE	
009	234430	0096	4/26/05	\$599,950	1430	0	7	1955	4	11263	N	N	3015 106TH AV SE	
009	386140	0120	9/23/03	\$612,000	1430	600	7	1951	4	15210	N	N	2005 102ND AV SE	
009	052405	9170	5/7/03	\$400,000	1530	0	7	1951	3	10010	N	N	10225 SE 16TH ST	
009	052405	9235	7/16/04	\$545,000	1560	640	7	1966	4	11000	N	N	1638 103RD AV SE	
009	385990	0115	3/25/05	\$780,000	1590	580	7	1955	3	13788	N	N	2133 102ND PL SE	
009	234430	0099	5/13/05	\$650,000	1600	0	7	1955	5	11788	N	N	10532 SE 32ND ST	
009	234430	0124	8/24/04	\$609,000	1630	0	7	1963	4	10770	N	N	3009 106TH AV SE	
009	386140	0040	2/18/04	\$790,000	1640	1270	7	1952	5	23491	N	N	10260 SE 21ST ST	
009	062900	0420	11/22/04	\$505,000	1670	0	7	1954	4	6825	N	N	2720 104TH AV SE	
009	386140	0125	8/13/03	\$560,000	1670	470	7	1952	3	15949	N	N	2045 102ND AV SE	
009	549310	0075	11/6/03	\$650,000	1730	900	7	1950	4	20973	N	N	740 99TH AV SE	
009	385990	0200	12/12/05	\$1,040,000	1740	530	7	1950	3	20189	N	N	2110 102ND PL SE	
009	062900	0100	10/21/04	\$800,000	1880	250	7	1940	3	13984	N	N	10124 SE 28TH ST	
009	052405	9174	6/2/05	\$675,000	1930	0	7	1951	4	8400	N	N	10227 SE 16TH ST	
009	062900	0180	10/20/04	\$750,000	2160	0	7	1915	4	11337	N	N	2717 104TH AV SE	
009	052405	9228	10/10/05	\$1,800,000	1430	1300	8	1961	3	15703	Y	Y	2239 100TH AV SE	
009	778740	0020	9/22/05	\$900,000	1470	920	8	1955	3	35100	Y	N	209 NORTHSIDE RD	
009	234430	0120	10/12/05	\$660,000	1530	460	8	1980	3	8931	N	N	10521 SE 30TH ST	
009	549720	0070	1/21/03	\$570,000	1600	580	8	1978	4	9500	N	N	1012 103RD AV SE	
009	549720	0090	6/10/05	\$599,000	1620	500	8	1978	4	10080	N	N	1002 103RD AV SE	
009	062405	9072	5/15/03	\$2,380,000	1690	690	8	1956	4	30000	Y	Y	9516 SE 15TH ST	

***Improved Sales Used in this Annual Update Analysis***  
**Area 33**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
009	257120	0010	2/23/05	\$689,000	2100	0	8	1956	4	20724	N	N	10240 SE 13TH PL
009	257120	0090	8/17/04	\$530,000	2120	0	8	1958	3	20300	N	N	10323 SE 13TH PL
009	776870	0190	3/23/04	\$890,000	2120	2120	8	1929	5	11690	Y	N	9608 SE SHORELAND DR
009	062900	0785	5/20/05	\$1,325,000	2150	1440	8	1959	4	19354	N	N	10527 SE 27TH ST
009	062405	9025	4/28/05	\$680,000	2190	0	8	1956	4	15120	N	N	1840 100TH AV SE
009	062900	0479	7/14/05	\$873,000	2190	0	8	1982	4	10650	N	N	2805 105TH AV SE
009	082405	9226	10/13/05	\$1,137,500	2190	370	8	1959	4	13503	Y	N	2468 KILLARNEY WY
009	234430	0066	11/12/03	\$775,000	2240	1620	8	1969	4	19500	Y	N	3223 106TH AV SE
009	938910	0040	6/30/04	\$1,900,000	2320	0	8	1938	4	19970	Y	Y	438 OVERLAKE DR E
009	062900	0800	1/20/05	\$1,020,000	2350	0	8	1949	5	18975	N	N	10526 SE 28TH ST
009	082405	9275	9/23/04	\$769,500	2510	0	8	1967	5	9583	Y	N	9 ENATAI DR
009	778740	0055	7/22/04	\$860,000	2540	0	8	1955	4	32369	N	N	108 CEDAR CREST LN
009	234430	0025	6/8/04	\$1,380,000	2630	1450	8	1977	4	27676	Y	Y	3257 106TH AV SE
009	062900	0838	8/14/03	\$820,000	2740	0	8	1949	5	13920	N	N	10528 SE 29TH ST
009	776870	0210	11/19/03	\$1,100,000	2750	1350	8	1967	4	11500	Y	Y	9634 SE SHORELAND DR
009	549311	0030	12/2/05	\$1,150,000	1530	1430	9	1985	4	21089	Y	N	9602 SE 7TH ST
009	032200	0020	6/23/05	\$525,000	1660	0	9	1986	3	3398	N	N	627 BELLEVUE WY SE
009	032200	0050	12/15/04	\$535,000	1660	0	9	1985	3	3292	N	N	621 BELLEVUE WY SE
009	257120	0030	5/7/03	\$745,000	1850	1450	9	1963	5	18995	N	N	10226 SE 13TH PL
009	549170	0210	9/27/04	\$630,000	1850	910	9	1973	3	15840	N	N	820 97TH AV SE
009	062900	0565	5/26/05	\$915,000	2120	0	9	2001	3	7000	N	N	10535 SE 29TH ST
009	062405	9058	7/2/03	\$645,000	2160	0	9	2003	3	8700	N	N	9607 SE 15TH ST
009	549311	0010	7/1/04	\$875,000	2360	790	9	1984	3	19851	Y	N	611 97TH PL SE
009	234430	0115	3/21/05	\$849,800	2370	0	9	2002	3	8237	N	N	10513 SE 30TH ST
009	549170	0170	5/18/05	\$1,675,000	2440	1550	9	1966	3	19039	Y	N	9631 SE 7TH ST
009	573960	1240	5/8/03	\$649,000	2450	0	9	2002	3	15000	N	N	10223 SE 8TH ST
009	778740	0115	5/2/05	\$950,000	2620	0	9	1968	3	43560	N	N	109 CEDAR CREST LN
009	549311	0130	11/19/03	\$905,000	2790	1330	9	1986	4	18809	Y	N	616 97TH PL SE
009	082405	9043	2/22/05	\$850,000	2800	0	9	1977	4	9170	N	N	2545 104TH AV SE
009	438920	0460	1/14/05	\$1,650,000	3110	1640	9	1914	4	13877	Y	N	9815 NE LAKE WASHINGTON BL
009	249810	0065	6/10/05	\$3,300,000	4410	0	9	1985	4	17930	Y	Y	9455 NE LAKE WASHINGTON BL

***Improved Sales Used in this Annual Update Analysis***  
**Area 33**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	383550	2910	9/10/04	\$1,500,000	1230	860	10	1988	3	16640	Y	Y	328 OVERLAKE DR E
009	776870	0245	2/3/03	\$1,125,000	1680	920	10	1977	5	6500	Y	Y	9830 SE SHORELAND DR
009	778740	0045	4/21/04	\$925,000	1780	1500	10	1998	3	32725	N	N	202 NORTHSIDE RD
009	549160	0060	9/14/05	\$975,000	1940	1230	10	1985	3	15660	N	N	9901 SE 5TH PL
009	776870	0296	4/13/05	\$955,000	2550	1020	10	1993	3	12188	Y	N	9417 SE SHORELAND DR
009	062900	0665	8/9/05	\$965,000	2710	0	10	1996	3	10000	N	N	2712 107TH AV SE
009	562730	1680	1/16/04	\$630,000	2740	0	10	1990	3	10001	N	N	9925 SE 5TH ST
009	778740	0036	6/30/05	\$1,100,000	3030	0	10	1992	3	48351	N	N	206 NORTHSIDE RD
009	062405	9057	7/31/04	\$903,350	3200	0	10	2004	3	8590	N	N	1611 KILLARNEY WY
009	326830	0055	9/13/04	\$1,471,500	3260	1520	10	2000	3	12853	Y	N	10221 SE 23RD ST
009	549310	0325	9/13/05	\$1,312,500	3430	0	10	1996	3	9985	N	N	9811 SE SHORELAND DR
009	082405	9321	5/3/04	\$1,250,000	3610	760	10	2003	3	8510	Y	N	2520 103RD AV SE
009	549170	0090	2/1/05	\$950,000	4060	0	10	1970	3	24858	Y	N	770 96TH AV SE
009	938970	0018	9/11/04	\$3,000,000	2090	1320	11	1976	3	19090	Y	Y	104 OVERLAKE DR E
009	383550	2920	7/30/04	\$2,300,000	2310	1310	11	1994	3	18024	Y	N	320 OVERLAKE DR E
009	385990	0085	1/29/03	\$1,130,000	2680	1500	11	1990	4	14973	N	N	2211 BLARNEY PL
009	082405	9115	6/9/05	\$3,100,000	2710	1090	11	2001	3	18100	Y	Y	7 ENATAI DR
009	549440	0170	11/24/04	\$1,250,000	2720	1210	11	1992	3	10320	Y	N	9214 SHORELAND DR SE
009	383550	2975	6/15/05	\$2,288,001	2810	580	11	2001	3	10362	Y	N	232 OVERLAKE DR E
009	573960	0125	5/12/03	\$1,100,000	2840	1350	11	2001	3	7920	Y	N	801 101ST AV SE
009	549440	0180	11/22/04	\$1,323,000	2960	320	11	1975	4	9590	Y	N	9212 SE SHORELAND DR
009	052405	9159	4/23/04	\$762,500	3030	1070	11	1979	3	21279	N	N	10058 SE 16TH ST
009	776870	0230	5/14/03	\$2,570,000	3190	1600	11	1999	3	7750	Y	Y	9810 SE SHORELAND DR
009	386147	0030	9/7/04	\$1,235,000	3230	0	11	1996	3	18017	N	N	10184 SE 16TH PL
009	386147	0060	7/25/05	\$1,494,000	3610	0	11	1996	3	20723	N	N	1662 101ST PL SE
009	573960	0025	10/13/05	\$1,198,000	3630	360	11	2005	3	7500	N	N	816 100TH AV SE
009	549310	0366	3/9/05	\$1,545,000	3830	750	11	1978	4	22885	N	N	9539 SE 5TH ST
009	386147	0150	3/9/05	\$1,375,000	3860	0	11	1995	3	19741	N	N	1633 100TH PL SE
009	386140	0095	5/31/05	\$1,675,000	3870	0	11	2001	3	12473	N	N	10217 SE 21ST ST
009	776870	0295	10/12/04	\$1,595,000	3870	1660	11	1991	3	12912	Y	N	9420 SE 5TH ST
009	062405	9031	8/27/03	\$2,650,000	4030	0	11	1985	5	29775	Y	Y	1201 96TH AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 33**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
009	778740	0130	3/22/04	\$1,695,000	6189	0	11	1995	3	60984	N	N	111 CEDAR CREST LN
009	776870	0158	11/30/04	\$1,700,000	1850	1360	12	1995	3	17750	Y	Y	9412 SE SHORELAND DR
009	383550	3173	4/8/04	\$6,200,000	3260	2100	12	1988	4	18685	Y	Y	226 OVERLAKE DR E
009	385990	0060	11/17/05	\$2,850,000	4360	1940	12	2004	3	16065	N	N	2095 BLARNEY PL SE
009	438920	0925	9/7/05	\$6,650,000	5780	1640	12	2001	3	30430	Y	Y	9621 LAKE WASHINGTON BL NE
009	938910	0060	2/2/04	\$4,750,000	2570	2880	13	2000	3	21593	Y	Y	494 OVERLAKE DR E
009	383550	1130	5/25/04	\$3,500,000	4060	1620	13	1988	3	23554	Y	Y	9033 LAKE WASHINGTON BL NE

***Improved Sales Removed from this Annual Update Analysis***  
**Area 33**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
001	192505	9113	10/27/05	\$1,285,000	RELOCATION - SALE TO SERVICE;
001	192505	9143	9/9/03	\$339,900	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	192505	9197	12/16/03	\$1,400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	194230	0040	9/21/05	\$5,050,000	PARTIAL INTEREST (103, 102, ETC.)
001	194230	0050	1/2/03	\$1,850,000	TEAR DOWN;
001	206800	0040	3/25/04	\$2,376,844	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	206800	0250	3/27/03	\$1,670,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	220740	0020	4/27/04	\$1,495,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	220740	0100	11/23/05	\$3,460,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	242504	9127	7/28/03	\$4,840,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	242504	9137	5/19/05	\$1,750,000	OBSOL PREVIMP<=25K
001	242504	9137	8/8/05	\$2,670,000	OBSOL PREVIMP<=25K
001	242504	9214	5/1/03	\$590,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	242504	9221	4/28/05	\$625,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRATIO
001	247270	0025	8/8/03	\$1,950,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	247270	0075	2/9/05	\$1,990,000	QUESTIONABLE PER APPRAISAL
001	252504	9013	4/14/05	\$6,890,000	IMPCOUNT
001	353490	0080	10/28/03	\$2,400,000	TEAR DOWN;
001	353490	0095	9/9/05	\$7,498,000	IMPCOUNT
001	353490	0181	8/29/03	\$3,000,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	353490	0241	4/9/03	\$7,400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	353490	0263	12/15/05	\$17,500,000	PREVIMP<=25K
001	353490	0325	9/1/04	\$5,640,000	NO MARKET EXPOSURE;
001	353490	0525	4/19/05	\$3,500,000	IMPCOUNT
001	353490	0546	10/23/03	\$2,100,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	353690	0020	4/3/03	\$819,650	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	353690	0080	7/12/05	\$1,080,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	353790	0010	2/24/05	\$915,000	%COMPL ACTIVEPERMITBEFORESALE>25K
001	353790	0010	9/17/03	\$1,000,000	SEG/MERGE;TEAR DOWN
001	353790	0070	7/10/03	\$545,700	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	400050	0045	4/22/03	\$1,310,000	PLOTTAGE
001	542730	0060	7/11/03	\$2,412,500	PREVIMP<=25K
001	675620	0030	6/14/04	\$5,900,000	CORRECTION DEED FILED
001	739730	0070	12/30/04	\$3,200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	739730	0230	7/23/04	\$860,000	DIAGNOSTIC OUTLYER
001	920890	0045	7/23/04	\$4,800,000	IMPCOUNT
001	920890	0051	12/21/05	\$4,350,000	PREVIMP<=25K
001	920890	0090	5/14/03	\$2,820,000	PLOTTAGE
001	980810	0030	6/30/04	\$7,500,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	980810	0134	3/10/04	\$1,267,500	CONDITION CHANGED
001	980810	0155	7/28/04	\$1,512,000	TEAR DOWN;
001	980810	0175	7/13/04	\$1,198,000	GRADE CHANGE
001	980810	0175	7/22/03	\$950,000	QUESTIONABLE PER APPRAISAL
001	980870	0087	7/1/03	\$650,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	980870	0200	7/7/03	\$705,000	TEAR DOWN;

**Improved Sales Removed from this Annual Update Analysis**

**Area 33**

**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
001	980870	0259	9/24/05	\$2,795,000	%COMPL ACTIVEPERMITBEFORESALE>25K
001	980870	0259	4/6/04	\$620,000	TEAR DOWN;
001	980870	0606	9/24/03	\$630,000	DORRATIO
001	980870	0741	2/16/05	\$1,700,000	CONDITON CHANGED
001	980870	0815	11/19/03	\$1,575,000	TEAR DOWN;
001	980870	0845	4/29/04	\$1,518,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	980870	0975	8/30/05	\$1,700,000	PARTIAL INTEREST (103, 102, ETC.)
001	980870	0978	4/13/03	\$715,000	PREVIMP<=25K
005	025150	0120	3/22/05	\$1,430,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
005	025150	0170	9/18/03	\$706,800	TEAR DOWN;
005	054010	0065	1/8/04	\$695,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
005	054010	0065	6/6/03	\$589,000	BANKRUPTCY
005	054010	0110	3/3/03	\$570,000	OBSOL
005	054010	0110	4/5/05	\$699,000	OBSOL
005	054010	0546	4/7/05	\$520,000	BUILDER DEVELOPER SALES
005	063200	0105	1/29/03	\$755,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	064320	0060	11/17/03	\$2,400,000	QUESTIONABLE PER APPRAISAL
005	064320	0110	10/12/05	\$1,650,000	BAD DATA
005	087800	0070	10/23/03	\$675,000	TEAR DOWN;
005	155210	0150	8/18/03	\$300,000	QUIT CLAIM DEED DORRATIO
005	165180	0220	7/25/03	\$966,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	165180	0260	2/2/04	\$775,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	165180	0270	2/9/04	\$859,000	IMP CHARACTERISTIC CHANGED AFTER SALE
005	165180	0330	6/26/03	\$1,240,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	165600	0040	3/1/04	\$670,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	180200	0030	6/7/05	\$750,000	TEAR DOWN;
005	180200	0040	7/9/04	\$725,000	TEAR DOWN;
005	187290	0015	12/10/04	\$560,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
005	187290	0015	9/9/03	\$599,369	NO MARKET EXPOSURE;
005	187290	0065	10/1/03	\$540,000	BUILDER DEVELOPER SALES
005	192505	9068	5/13/03	\$725,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	192505	9068	9/23/04	\$825,840	TEAR DOWN;
005	192505	9069	10/4/04	\$829,000	DIVORCE; NON-REPRESENTATIVE SALE;
005	192505	9071	6/6/03	\$574,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	192505	9072	4/16/03	\$417,500	TEAR DOWN;
005	192505	9081	11/10/04	\$720,000	TEAR DOWN;
005	192505	9089	2/21/03	\$640,000	DORRATIO
005	192505	9089	5/6/03	\$649,829	TEAR DOWN;
005	192505	9154	7/13/05	\$599,990	DATA
005	192505	9193	12/21/05	\$1,455,000	DIAGNOSTIC OUTLYER
005	192505	9256	8/14/03	\$726,300	UNFINAREA
005	201870	0026	7/25/03	\$1,875,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	201870	0065	4/16/03	\$525,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	201870	0065	11/9/04	\$560,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	201870	0136	6/19/03	\$725,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

**Improved Sales Removed from this Annual Update Analysis**

**Area 33**

**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
005	201870	0136	12/10/04	\$875,000	RELOCATION - SALE TO SERVICE;
005	201870	0170	2/12/03	\$675,000	BUILDER DEVELOPER SALES
005	202505	9012	2/8/05	\$335,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	202505	9120	1/6/03	\$470,000	BANKRUPTCY
005	209900	0070	3/22/05	\$1,075,000	BAD DATA
005	221050	0006	12/14/05	\$1,535,000	RELOCATION - SALE TO SERVICE;
005	221050	0226	9/11/03	\$892,400	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	247000	0200	7/16/04	\$999,500	QUESTIONABLE PER APPRAISAL
005	247010	0080	4/23/03	\$606,250	RELATED PARTY, FRIEND, OR NEIGHBOR DORRATIO
005	247010	0110	1/20/05	\$5,500,000	DIAGNOSTIC OUTLYER
005	247010	0180	2/13/03	\$1,350,000	STATEMENT TO DOR OBSOL
005	247020	0010	7/19/04	\$1,199,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	247270	0110	5/18/05	\$455,000	RELOCATION - SALE BY SERVICE
005	247270	0110	5/18/05	\$455,000	RELOCATION - SALE TO SERVICE;
005	247270	0135	1/27/03	\$384,000	QUESTIONABLE PER APPRAISAL
005	252504	9041	7/18/03	\$993,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	252504	9078	2/14/05	\$2,200,000	DATA
005	252504	9094	6/14/05	\$730,000	PREVIMP<=25K
005	252504	9128	5/25/04	\$65,000	DORRATIO
005	252504	9147	4/21/05	\$620,000	PREVIMP<=25K
005	252504	9167	3/24/05	\$775,000	TEAR DOWN;
005	252504	9201	3/12/04	\$750,000	QUESTIONABLE PER APPRAISAL
005	252504	9233	11/11/05	\$2,625,000	%COMPL ACTIVEPERMITBEFORESALE>25K
005	252504	9233	2/18/04	\$625,000	TEAR DOWN;
005	252504	9238	12/19/05	\$2,575,000	%COMPL ACTIVEPERMITBEFORESALE>25K
005	252504	9238	11/19/03	\$555,000	%COMPL DORRATIO
005	252504	9248	7/6/04	\$785,000	TEAR DOWN;
005	252504	9259	10/26/04	\$1,500,000	2005 AV <100%
005	256630	0015	2/18/05	\$700,000	TEAR DOWN;
005	256630	0070	10/20/03	\$639,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	256630	0070	9/30/04	\$750,000	TEAR DOWN;
005	302505	9053	7/1/03	\$840,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	302505	9055	4/13/05	\$1,000,000	BAD DATA
005	302505	9055	9/8/04	\$640,750	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	302505	9068	4/4/03	\$925,000	TEAR DOWN;
005	302505	9070	10/1/03	\$860,000	TEAR DOWN;
005	302505	9076	1/3/05	\$1,300,000	TEAR DOWN;
005	302505	9093	7/30/04	\$880,000	TEAR DOWN;
005	302505	9106	10/2/03	\$405,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	302505	9115	8/11/03	\$465,000	TEAR DOWN;
005	302505	9127	4/18/05	\$1,245,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	302505	9162	6/3/03	\$2,550,000	RELOCATION - SALE BY SERVICE
005	302505	9162	6/3/03	\$2,550,000	RELOCATION - SALE TO SERVICE;
005	302505	9179	4/11/05	\$6,228,772	UNFINAREA
005	302530	0255	1/13/03	\$725,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

***Improved Sales Removed from this Annual Update Analysis***  
**Area 33**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
005	302530	0330	3/16/04	\$826,000	CONDFAIR
005	326230	0105	6/24/03	\$600,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	326230	0385	1/5/05	\$175,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRATIO
005	326230	0385	1/3/05	\$175,000	STATEMENT TO DOR DORRATIO
005	326230	0485	2/25/03	\$510,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	326230	0485	7/28/04	\$519,500	TEAR DOWN
005	326230	0575	4/11/03	\$429,950	TEAR DOWN;
005	326230	0625	6/14/04	\$875,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	326230	0690	3/18/03	\$330,000	NON-MARKET
005	326230	0715	3/18/05	\$500,000	IMPCOUNT PREVIMP<=25K
005	326230	0745	8/24/04	\$785,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	326230	0775	7/28/03	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	326230	0777	5/3/03	\$550,000	PREVIMP<=25K
005	326230	0795	3/16/05	\$500,000	PREVIMP<=25K
005	326230	0818	9/3/04	\$435,000	PREVIMP<=25K
005	326230	0940	8/20/04	\$229,000	DORRATIO
005	326230	1025	6/27/03	\$895,768	DORRATIO
005	326230	1025	4/7/03	\$645,000	TEAR DOWN;
005	326230	1115	4/1/04	\$726,500	PREVIMP<=25K
005	326230	1205	2/7/04	\$965,000	DIAGNOSTIC OUTLYER
005	326230	1467	5/18/04	\$615,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	326230	1580	11/3/03	\$519,000	BAD DATA
005	336850	0020	5/8/03	\$1,850,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	362504	9042	11/10/03	\$2,150,000	%COMPL
005	362504	9063	10/26/04	\$900,000	RELOCATION - SALE BY SERVICE
005	362504	9063	10/26/04	\$900,000	RELOCATION - SALE TO SERVICE;
005	383550	0070	12/15/04	\$650,000	TEAR DOWN
005	383550	0610	5/13/05	\$664,500	TEAR DOWN;
005	383550	2440	11/19/03	\$2,180,000	MULTI-PARCEL SALE %COMPL
005	383550	2510	8/12/05	\$2,100,000	TEAR DOWN; BUILDER OR DEVELOPER SALES;
005	383550	2720	9/22/05	\$2,197,000	BAD DATA
005	383550	2720	4/14/04	\$1,600,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	410710	0100	5/16/03	\$700,000	TEAR DOWN;
005	410710	0121	4/28/05	\$403,000	QUIT CLAIM DEED
005	410710	0205	10/25/04	\$2,050,000	TEAR DOWN;
005	410710	0280	10/13/05	\$1,600,000	%COMPL ACTIVEPERMITBEFORESALE>25K
005	410710	0280	1/18/05	\$550,000	TEAR DOWN;
005	410710	0307	3/19/04	\$230,000	DORRATIO
005	412210	0125	6/17/04	\$535,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	412210	0160	7/15/04	\$370,000	CONDITION CHANGED
005	412230	0055	8/13/03	\$180,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRATIO
005	412230	0091	2/25/04	\$802,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	412250	0040	11/26/03	\$650,000	TEAR DOWN;
005	412270	0110	8/23/04	\$522,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
005	412270	0140	6/30/04	\$620,000	QUESTIONABLE PER APPRAISAL

**Improved Sales Removed from this Annual Update Analysis**

**Area 33**

**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
005	412270	0140	7/27/04	\$900,000	QUESTIONABLE PER APPRAISAL
005	412290	0090	3/28/03	\$150,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
005	412290	0150	12/28/04	\$739,000	RELOCATION - SALE TO SERVICE;
005	412290	0210	4/16/03	\$940,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	412290	0220	5/4/04	\$830,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	438920	0007	11/15/03	\$75,000	QUIT CLAIM DEED DORRATIO
005	438920	0015	3/30/05	\$475,000	TEAR DOWN;
005	438920	0432	12/9/04	\$700,000	TEAR DOWN;
005	438920	0490	10/15/04	\$500,000	PREVIMP<=25K
005	438920	0692	8/20/03	\$500,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	438920	0692	12/29/03	\$570,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	438920	0721	2/14/03	\$408,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	438920	0761	5/12/04	\$417,650	BUILDER OR DEVELOPER SALES
005	438920	0950	3/26/04	\$715,000	LAND SALE
005	438920	0961	12/19/03	\$610,000	TEAR DOWN;
005	438920	0970	2/24/05	\$745,000	TEAR DOWN;
005	438920	1062	6/10/05	\$799,000	BUILDER OR DEVELOPER SALES
005	438920	1121	3/26/03	\$365,000	TEAR DOWN;
005	438920	1197	6/17/04	\$480,000	TEAR DOWN;
005	438920	1231	6/9/05	\$960,000	TEAR DOWN;
005	542470	0030	3/20/03	\$635,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	542470	0105	2/24/04	\$650,000	TEAR DOWN
005	542470	0115	12/4/03	\$1,940,000	GRADE CHANGE
005	542470	0165	5/7/03	\$1,320,000	DIAGNOSTIC OUTLYER
005	542570	0030	6/29/05	\$686,085	BUILDER OR DEVELOPER SALES
005	542570	0030	12/22/05	\$711,393	QUIT CLAIM DEED ACTIVEPERMITBEFORESALE>25K
005	542630	0040	6/5/03	\$545,000	STATEMENT TO DOR DORRATIO
005	546130	0070	8/11/04	\$945,000	TEAR DOWN;
005	644730	0096	9/26/05	\$1,485,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	758370	0015	11/2/04	\$1,500,000	DIAGNOSTIC OUTLYER
005	758370	0080	4/5/05	\$573,000	TEAR DOWN;
005	758370	0090	3/29/04	\$600,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	758370	0090	10/21/04	\$700,000	TEAR DOWN;
005	796090	0010	10/5/05	\$3,192,500	DATA CHANGED
005	796090	0012	8/28/04	\$800,000	STATEMENT TO DOR DORRATIO
005	808440	0105	1/21/05	\$345,000	TEAR DOWN;
005	808440	0220	10/6/03	\$479,300	TEAR DOWN;
005	808440	0401	6/24/03	\$424,500	TEAR DOWN;
005	808490	0105	1/16/03	\$321,000	TEAR DOWN;
005	808490	0110	6/3/03	\$560,000	TEAR DOWN; IMP
005	808490	0160	12/15/05	\$2,430,026	%COMPL ACTIVEPERMITBEFORESALE>25K
005	808490	0160	8/3/04	\$785,000	TEAR DOWN;
005	886100	0230	7/2/03	\$321,000	DORRATIO
005	886100	0245	10/27/03	\$309,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	886100	0250	10/25/05	\$530,000	TEAR DOWN

***Improved Sales Removed from this Annual Update Analysis***  
**Area 33**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
005	890750	0055	5/18/05	\$1,269,000	BUILDER OR DEVELOPER SALES;
005	890750	0055	9/8/04	\$1,200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
005	890762	0040	6/10/03	\$999,100	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	890762	0050	2/4/05	\$900,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	890762	0060	7/30/03	\$640,000	DORRATIO
005	890762	0070	5/28/03	\$660,000	DORRATIO
005	896480	0020	6/27/05	\$163,625	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.)
005	896480	0020	11/8/05	\$761,375	RELATED PARTY, FRIEND, OR NEIGHBOR
005	896480	0070	3/12/03	\$1,340,000	QUESTIONABLE PER APPRAISAL
005	896480	0105	5/20/04	\$825,000	CONDITION CHANGED
005	896480	0125	2/23/04	\$705,000	%COMPL
005	896480	0125	6/27/05	\$785,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	896480	0150	12/17/03	\$875,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	896480	0235	5/30/03	\$650,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	896480	0250	2/17/05	\$932,000	BLDER PURCHASE TD
005	896480	0250	12/28/04	\$775,000	NO MARKET EXPOSURE
005	896480	0280	2/25/03	\$590,718	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	896480	0300	3/20/03	\$495,000	BUILDER OR DEVELOPER SALES
005	896480	0315	2/18/05	\$950,000	CORPORATE AFFILIATES; QUIT CLAIM DEED;
005	896480	0445	5/27/05	\$1,375,000	GRADE CHANGE
005	896480	0460	4/26/03	\$655,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	896480	0565	6/2/05	\$2,618,000	DIAGNOSTIC OUTLYER
005	896480	0680	6/5/03	\$825,000	TEAR DOWN;
005	896480	0825	3/26/03	\$156,967	RELATED PARTY, FRIEND, OR NEIGHBOR
005	896480	0871	2/7/03	\$1,230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	896480	0915	11/8/05	\$880,000	BUILDER OR DEVELOPER SALES;
005	896480	0935	6/4/03	\$432,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	896480	1010	2/23/04	\$552,000	DATA CHANGED
005	896480	1030	7/12/04	\$550,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	896480	1030	12/28/04	\$720,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	928673	0060	3/11/03	\$700,000	NON-REPRESENTATIVE SALE
005	931560	0010	1/14/03	\$475,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	931560	0140	10/13/05	\$1,350,000	BAD DATA
005	932380	0050	3/23/04	\$1,100,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	932380	0055	2/13/04	\$700,000	TEAR DOWN;
005	932380	0075	6/24/05	\$2,700,000	QUESTIONABLE PER APPRAISAL;
009	052405	9017	10/1/03	\$400,000	DORRATIO
009	052405	9017	9/21/04	\$1,350,000	2005 AV <100%
009	052405	9224	1/6/03	\$2,100,000	IMPCOUNT
009	052405	9240	5/23/05	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	062405	9048	1/2/03	\$389,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
009	062405	9060	4/21/05	\$1,150,000	QUESTION GRADE
009	062900	0365	8/19/04	\$635,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	062900	0485	4/26/04	\$575,000	TEAR DOWN;
009	062900	0555	12/7/05	\$1,525,000	QUESTION GRADE

**Improved Sales Removed from this Annual Update Analysis**

**Area 33**

**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
009	062900	0610	6/10/05	\$30,155	RELATED PARTY, FRIEND, OR NEIGHBOR
009	062900	0615	5/7/04	\$637,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
009	062900	0655	3/24/05	\$1,450,000	QUESTION GRADE
009	062900	0714	7/22/03	\$580,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
009	062900	0825	2/18/05	\$36,000	QUIT CLAIM DEED DORRATIO
009	062900	0829	7/14/03	\$747,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
009	062900	0845	9/8/03	\$799,500	TEAR DOWN;
009	082405	9120	12/15/05	\$2,015,000	%COMPL ACTIVEPERMITBEFORESALE>25K
009	082405	9120	9/28/04	\$477,000	TEAR DOWN;
009	082405	9170	11/16/05	\$480,000	PREVIMP<=25K
009	082405	9171	4/23/03	\$345,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
009	249810	0055	3/30/05	\$5,185,654	IMPCOUNT
009	257120	0070	9/15/03	\$725,000	RELOCATION - SALE BY SERVICE
009	257120	0070	9/15/03	\$725,000	RELOCATION - SALE TO SERVICE;
009	326830	0055	7/1/05	\$519,925	DORRATIO
009	326830	0120	5/27/04	\$480,000	DORRATIO
009	383550	0930	5/30/03	\$2,297,291	IMP. CHARACTERISTICS CHANGED SINCE SALE;
009	385990	0055	5/3/04	\$2,475,387	2005 AV <100%
009	385990	0060	8/30/04	\$2,235,000	2005 AV <100%
009	386090	0136	8/12/05	\$575,000	CONDFAIR
009	386140	0025	9/24/03	\$685,000	IMP CHARACTERISTIC CHANGED AFTER SALE
009	386140	0066	4/28/05	\$432,000	TEAR DOWN;
009	438920	0460	9/2/05	\$1,750,000	GOVERNMENT AGENCY
009	438920	0462	4/24/03	\$3,275,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY
009	438920	0463	8/18/03	\$3,150,000	GOVERNMENT AGENCY
009	438920	0805	11/3/03	\$2,785,000	PARTIAL INTEREST (103, 102, ETC.) %COMPL
009	549160	0020	4/14/04	\$355,000	QUESTIONABLE PER APPRAISAL DORRATIO
009	549220	0040	10/4/05	\$510,000	UNFINAREA
009	549310	0100	3/22/04	\$1,000,000	IMP CHARACTERISTIC CHANGED AFTER SALE
009	549440	0180	11/22/04	\$1,323,000	RELOCATION - SALE TO SERVICE;
009	562730	0202	8/29/05	\$1,125,000	BAD DATA
009	644730	0030	2/15/05	\$5,500,000	PREVIMP<=25K
009	776870	0165	12/23/05	\$945,000	OBSOL ACTIVEPERMITBEFORESALE>25K
009	776870	0165	9/16/04	\$715,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
009	776870	0170	7/8/05	\$3,900,000	QUESTION GRADE
009	776870	0170	7/6/04	\$1,325,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
009	776870	0300	10/6/03	\$500,000	TEAR DOWN;
009	778740	0080	4/12/05	\$2,600,000	DIAGNOSTIC OUTLYER
009	778740	0085	8/16/05	\$775,000	PARTIAL INTEREST (103, 102, ETC.)
009	938910	0045	1/3/05	\$950,000	PREVIMP<=25K
009	950220	0035	5/25/04	\$640,000	TEAR DOWN;

***Vacant Sales Used in this Annual Update Analysis***  
**Area 33**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
1	242504	9111	9/12/2005	\$1,000,000	26,136	Y	N
1	242504	9267	10/31/2003	\$750,000	20,230	N	N
1	242504	9268	10/12/2005	\$1,145,000	17,012	N	N
1	980870	0935	7/22/2004	\$680,000	14,980	Y	N
5	412270	0130	8/26/2004	\$268,000	13,532	Y	N
5	438920	0950	3/26/2004	\$715,000	33,371	N	N
5	644860	0180	8/1/2003	\$760,000	27,042	N	N
5	644860	0180	8/18/2004	\$833,000	27,042	N	N
5	252504	9260	5/7/2004	\$655,000	12,163	N	N
5	252504	9271	7/5/2005	\$905,000	16,001	Y	N
5	383550	2190	3/29/2005	\$1,050,000	11,570	Y	N
5	383550	2190	9/13/2005	\$1,300,000	11,570	Y	N
5	500650	0020	3/4/2004	\$850,000	20,000	Y	N
5	644860	0230	7/29/2003	\$640,000	24,912	N	N
9	062900	0816	4/5/2005	\$1,025,000	20,210	N	N
9	062900	0816	8/3/2005	\$800,000	10,089	N	N
9	062900	0818	8/7/2005	\$540,000	10,289	Y	N
9	549170	0160	12/6/2005	\$750,000	22,411	Y	N
9	549310	0336	8/11/2005	\$675,000	9,225	Y	N

**Vacant Sales Removed from this Annual Update Analysis  
Area 33**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
1	192505	9185	7/28/2004	\$125,000	HIGHLY IMPACTED
1	353790	0008	3/24/2005	\$570,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	353790	0010	2/24/2005	\$218,158	RELATED PARTY, FRIEND, OR NEIGHBOR
1	980850	0100	12/7/2004	\$265,000	HIGHLY IMPACTED



**King County**  
**Department of Assessments**  
King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384

(206) 296-5195      FAX (206) 296-0595  
Email: [assessor.info@metrokc.gov](mailto:assessor.info@metrokc.gov)  
[www.metrokc.gov/assessor/](http://www.metrokc.gov/assessor/)

**Scott Noble**  
**Assessor**

## MEMORANDUM

DATE: February 15, 2006

TO: Residential Appraisers

FROM: Scott Noble, Assessor



SUBJECT: 2006 Revaluation for 2007 Tax Roll

---

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No time adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr